

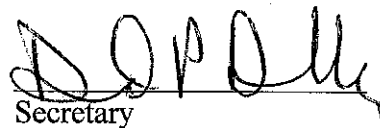
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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 :contract negotiations, litigation and personnel matters; and

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated May 16, 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 APRIL 18, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated April 18, 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

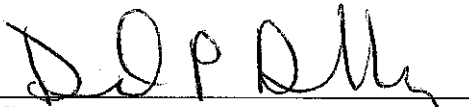
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated May 16, 2017.

<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 SPECIAL MEETING
DATED MAY 2, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated May 2, 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 May 16, 2017.

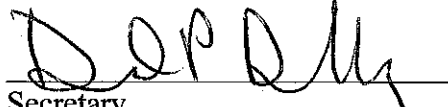
RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown				✓
Douglas Carlucci	✓			
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera	✓			
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF APRIL 18, 2017**

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of April 18, 2017 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated May 16, 2017

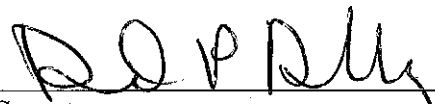
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera	✓			
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE SPECIAL MEETING OF MAY 2, 2017**

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Special Meeting of May 2, 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 May 16, 2017

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 17-05-PAO4 WITH NJ REALTY ADVISORY GROUP, LLC FOR CITYWIDE APPRAISAL SERVICES

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, NJ Realty Advisory Group LLC, who responded to the Request for Qualifications for Appraisal Services which the Agency published on April 18, 2016 in accordance with N.J.S.A. 40A:-20.4 et seq. (Pay to Play law) as it pertains to awarding Fair & Open Contracts, was qualified to provide professional services on May 17, 2016, by Resolution of the Board of Commissioners; and

WHEREAS, NJ Realty Advisory Group, LLC has submitted a proposal for professional appraisal services dated May 3, 2017 in the amount not to exceed \$ \$75,000.00 (attached); and

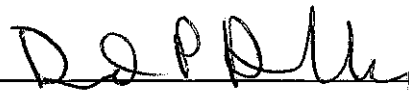
WHEREAS, said contract will be for a term not to exceed (1) one year; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.17-05-PAO4 with NJ Realty Advisory Group, LLC in an amount not to exceed \$75,000.00 be awarded in accordance with N.J.S.A 40A:20.4 et..

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 May 16, 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	✓			

New Jersey Realty Advisory Group, LLC

178 Main Street
Woodbridge, NJ 07095
Phone: (732) 853-0271/ Fax: (732) 853-0273
www.njrag.com

May 3, 2017

Phil Orphanidis
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, NJ 07302

RE: Proposals
Real Estate Appraisal Services

Dear Mr. Orphanidis:

New Jersey Realty Advisory Group would like to submit a proposal to provided real estate appraisal services for the calendar year 2017. As part of this proposal New Jersey Realty Advisory Group will:

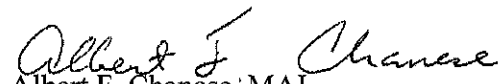
- Prepare appraisals for a maximum of 30 properties, (Some projects may include more than one property)
- Appraisals will be for both acquisition and disposition of real estate by JCREA.
- Inspect said properties and provide written appraisal reports.
- All appraisals will be conforming to State and Federal regulation

The contract amount does not include testimony in commissioner hearing or court testimony which is to be bill at an hourly rate of \$175.00.

The proposed contact amount would be for a sum of \$75,000. The fee for each assignment would be agreed upon in advance and deducted from the total contract amount.

If you have any additional questions or comments, please email me or call me at (732) 853-0271.

Respectfully submitted,


Albert F. Chanese, MAI

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
ISSUANCE OF A PARTIAL RELEASE OF SPECIAL WARRANTY DEED
RESTRICTION FROM THE JERSEY CITY REDEVELOPMENT
AGENCY FOR THE PROPERTY LOCATED AT 177 BEACON AVENUE,
JERSEY CITY, NJ INCLUDING BUT NOT LIMITED TO THE FIRST
RESTRICTION AND COVENANT CONTAINED IN THE SPECIAL
WARRANTY DEED DATED JULY 10, 1979.**

WHEREAS, Gencri Construction Company, Inc., is the owner of certain property within Block 05603, Lot 7, (prior Block 576, Lot 13A) located in the Beacon Avenue Redevelopment Area and known by the street address of 177 Beacon Avenue ("Property"); and

WHEREAS, on or about July 10, 1979, the Agency conveyed the Property to Gencri Construction Company, Inc., subject to a Special Warranty Deed, recorded by Hudson County Register of Deeds in Book 3280, Page 985; and

WHEREAS, Gencri Construction Company, Inc., has entered into a contract for sale of said Property; and

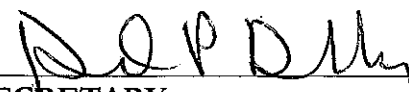
WHEREAS, the Agency has agreed to issue and execute a Partial Release of Special Warranty Deed Restriction hereby releasing the Property from but not limited to the First restriction and covenant contained in Page 986, Book 3280 in the Special Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency be and is hereby authorized to issue and execute a Partial Release of Special Warranty Deed Restriction releasing the Property known as 177 Beacon Avenue from but not limited to the First restriction and covenant contained in

17-05- 7

the Special Warranty Deed dated July 10, 1979, the terms and conditions of which issuance are subject to the approval of the Agency's Executive Director and General Counsel.

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 May 16, 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 APPROVING A TRANSFER IN INTEREST ON BLOCK 21501, LOTS 16-20 UNDER THE REDEVELOPMENT AGREEMENT WITH HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC IN THE CANAL CROSSING REDEVELOPMENT AREA

WHEREAS, the Agency entered into an Amended and Restated Agreement with the Redeveloper, Hampshire Urban Renewal Redevelopment, LLC dated January 9, 2008 which was subsequently amended; and

WHEREAS, Redeveloper is seeking the Agency's consent to the formation of one or more joint ventures to be formed by Redeveloper and Garfield JC Partners, LLC (an affiliate of Boraie Development, LLC) for the planned development of a variety of market value housing types and commercial projects through new construction to be developed in phases (the Joint Ventures); and

WHEREAS, Redeveloper is seeking the Agency's consent to the designation of the Joint Ventures as Redeveloper(s) with respect to their respective phases and the assignment by Redeveloper and assumption by such Joint Ventures of all rights and obligations as Redeveloper(s) under the Redevelopment Agreement as amended; and

WHEREAS, the Agreement set definite standards to be attained by any proposed transferee including but not limited to financial ability, expertise, reputation and the assumption of obligations, dates and responsibilities of the Redeveloper; and

WHEREAS, Hampshire Urban Renewal Redevelopment, LLC and Garfield JC Partners, LLC have provided information to make a decision on the proposed transfer and same has been deemed acceptable by Agency staff.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitals are incorporated herein as if set forth at length; approval of Garfield JC Partners, LLC as a permitted transferee pursuant to Article VI of the Redevelopment Agreement is hereby approved.

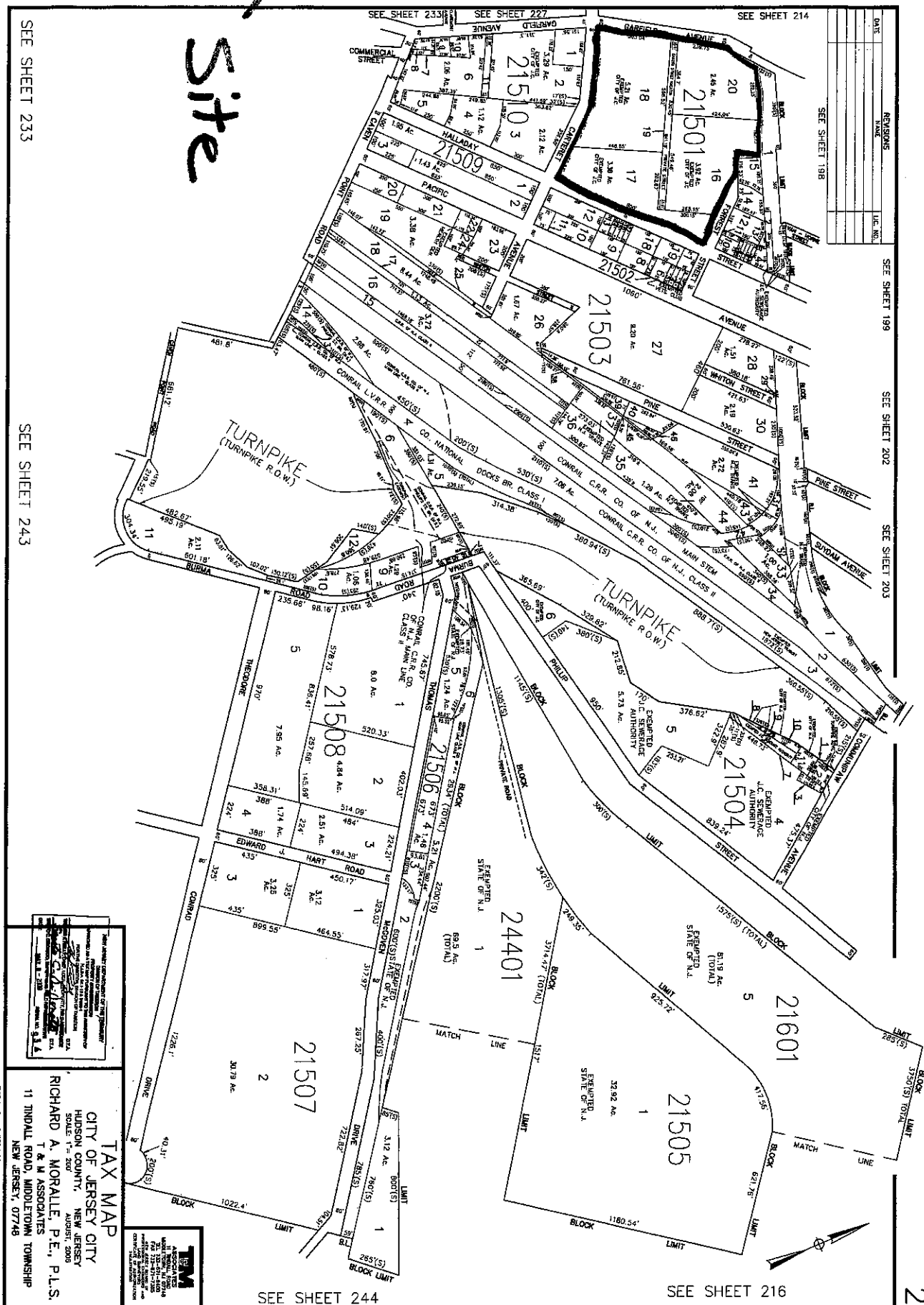
BE IT FURTHER RESOLVED, that the approvals are subject to the transferee executing a Second Amendment to Redevelopment Agreement.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents, including but not limited to the aforementioned Second Amendment to Redevelopment Agreement, which are 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 May 16, 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 ENTERING INTO A LICENSE AGREEMENT WITH WA GOLD COMPANY, LLC AND PGA TOUR, INC. FOR ENTRY ONTO AGENCY OWNED PROPERTY IN THE CAVEN POINT REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (“the Agency”) is the owner of the property located in Block 27401, Lots 14 and 20 1-12 (Caven Point Road) “Project Premises” within the Caven Point Redevelopment Area (map attached); and

WHEREAS, on March 21, 2002 the Board of Commissioners authorized Liberty National Development Company, LLC as redeveloper of the Golf project and recognized Liberty National Development Company’s right to assign its rights as redeveloper of the Golf Project to WA Golf Company; and

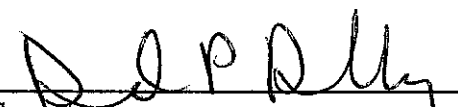
WHEREAS, the Redeveloper requires access to the Project Premises to allow site access to clean the property prior to the 2017 President’s Cup Golf Tournament; and

WHEREAS, said License will be for a term not to exceed ninety days from the date of execution of the License Agreement, or August 31, 2017, whichever is earlier.

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 execute a License Agreement with WA Golf Company, LLC and PGA Tour, Inc. for use and access to Agency owned property located at Block 27401, Lots 14 and 20 within the Caven Point Redevelopment Area for a period of ninety

(90) days from the date of execution of the License Agreement, or August 31, 2017, whichever is earlier.

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 May 16, 2017.

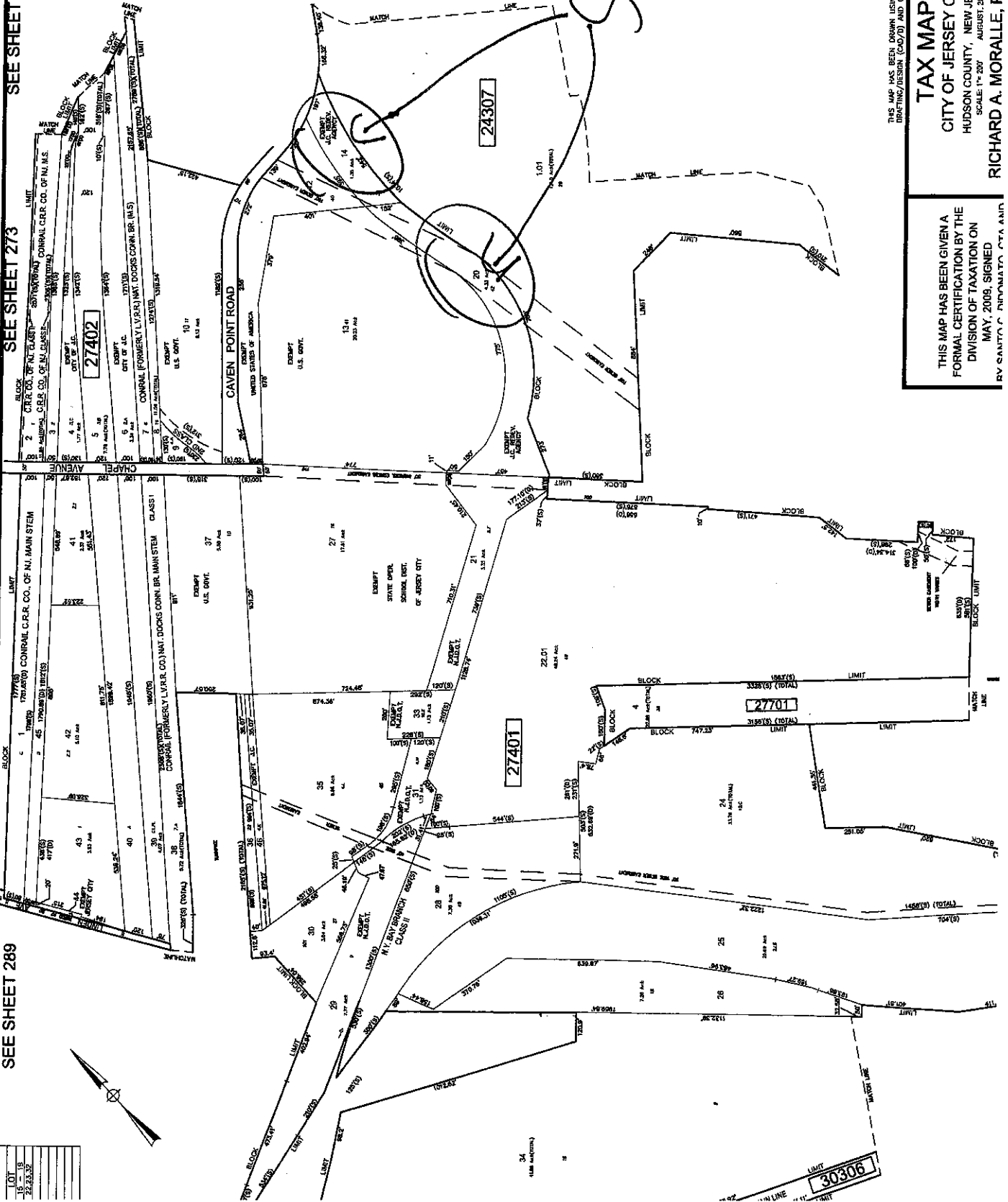
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera	✓			
Darwin R. Ona	✓			

SEE SHEET 289

SEE SHEET 273

SEE SHEET 260

LOT	15	16
22,23,39		



SEE SHEET 243

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=200'
AUGUST 1, 2005

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

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2005, SIGNED
BY SANTO C. DIAMATO, CTA AND

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE ASSIGNMENT AND ASSUMPTION OF
CONTRACT NO. 14-01-FO1 TO BEE'S CONSTRUCTION,
LLC FOR PHASE II REHABILITATION OF PROPERTY
LOCATED AT 292 MARTIN LUTHER KING DRIVE WITHIN
THE JACKSON HILL REDEVELOPMENT AREA**

WHEREAS, on February 18, 2014 the Board of Commissioners authorized entering into a Contract Agreement with SZ Construction, LLC for Phase II Rehabilitation of Property located at 292 Martin Luther King Drive (Block 23202, Lot 79) within the Jackson Hill Redevelopment Area; and


WHEREAS, SZ Construction has been unable to complete the Project and has become insolvent and abandoned the Project; and

WHEREAS, Bee's Construction, LLC has agreed to complete Phase II Rehabilitation of 292 Martin Luther King Drive; and

WHEREAS, staff deems it necessary to assign the rights and duties under the Contract Agreement to Bee's Construction to allow for the continuation and completion of the Phase II Rehabilitation of 292 Martin Luther King Drive.

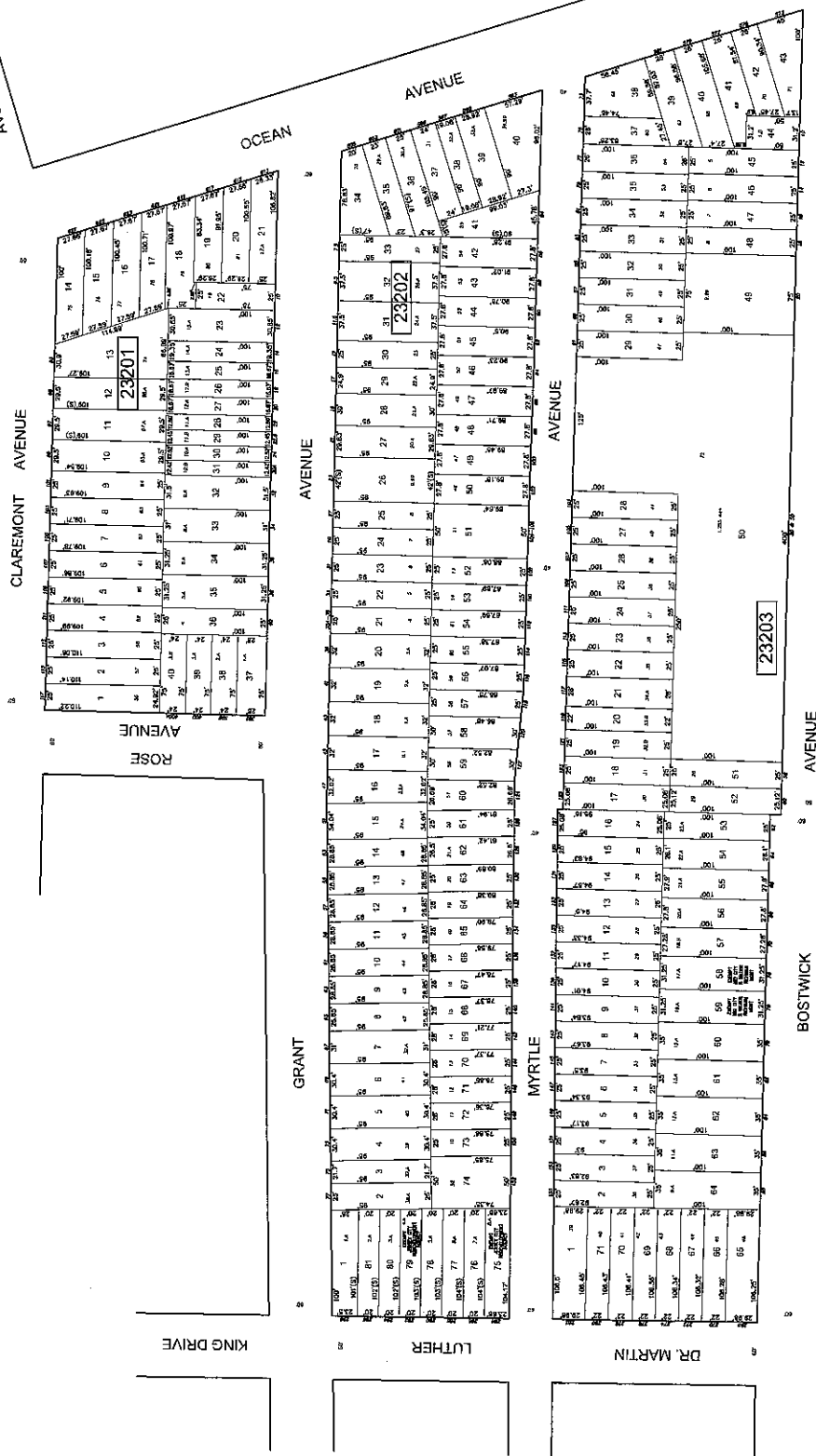
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: an Assignment and Assumption Agreement be entered into with Bee's Construction, LLC for purposes of completing Phase II Rehabilitation of 292 Martin Luther King Drive in the Jackson Hill Redevelopment Area.

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 May 16, 2017

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</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 231

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 17-05-MPN6 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, the Agency desires to conduct a Preliminary Assessment and Site Investigation on Block 19003, Lots 1 - 9 within the Morris Canal Redevelopment Area; and

WHEREAS, Potomac-Hudson Environmental, Inc. ("PHE") responded to the Request for Qualifications for Professional Environmental Services and was qualified to provide professional services; and

WHEREAS, PHE submitted a proposal for environmental services dated May 2, 2017 in the amount not to exceed \$14,000.00 (attached); and

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

WHEREAS, funds for the work will be provided by the Redeveloper for the Project; and

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

WHEREAS, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:115(1)(a)(I).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract 17-05-MPN6 with Potomac-Hudson Environmental, Inc in an amount not to exceed \$14,000.00 is hereby awarded with pursuant to Fair and Open Contracts.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby are 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 May 16, 2017.

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



POTOMAC-HUDSON ENVIRONMENTAL, INC.

May 2, 2017

Transmit via Electronic Mail

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

Re: Proposal for a Preliminary Assessment/Phase I Environmental Site Assessment
FDAD Maple, LLC Properties
Block 19003, Lots 1 - 9
Morris Canal Redevelopment Area
Jersey City, New Jersey

Dear Mary Pat:

On behalf of Potomac-Hudson Environmental, Inc. (PHEnv), I am pleased to submit this proposal to provide environmental services to the Jersey City Redevelopment Agency (JCRA) (the "Client") for the referenced properties located Block 19003, Lots 1 through 9, New Jersey (the Site).

BACKGROUND ASSUMPTIONS

The Site consists of the following properties:

Block	Lot	Address	Owner
19003	1	323 Johnston Ave	Team Rhodi LLC
19003	2	319-321 Johnston Ave	Team Rhodi LLC
19003	3	317 Johnston Ave	Team Rhodi LLC
19003	4	315 Johnston Ave	Team Rhodi LLC
19003	5	313 Johnston Ave	Team Rhodi LLC
19003	6	311 Johnston Ave	E.L. Automotive Spec. c/o Tevis
19003	7	309 Johnston Ave	Team Rhodi LLC
19003	8	97 Monitor Street	97 Monitor Realty LLC
19003	9	282 Pine Street	George Lapcik

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

- Client wishes to conduct a Preliminary Assessment/Phase I Environmental Site Assessment (PA/ESA) in order to identify any potential environmental issues at the Site prior to purchasing the properties.
- Client wishes to have a separate report prepared for each owner associated with the Site. Therefore, our cost is based on the preparation of four separate reports.
- Client will provide copies of title work for each lot to be obtained by the redeveloper of the Site.

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: 212-645-4834
16-4 Chapel Avenue, Jersey City, New Jersey 07305 • Phone: 201-413-0990 • Fax: 201-413-0960

- We anticipate that at least one file review will be required for 282 Pine Street since there is an active NJDEP case listed on the NJDEP dataminer database.
- If environmental areas of concern are identified during the PA/ESA, PHEnv will provide the Client with a proposal to conduct a Site Investigation (SI) scope of work.

SCOPE OF WORK

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

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

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

Additionally, the ASTM standard has an affirmative requirement of the environmental professional to review any available government records regarding potential environmental concerns for the Site and nearby properties that may impact the Site. Please note that we have included the cost to conduct at least one file at the NJDEP offices in Trenton for the property located at 282 Pine Street since this property is listed in the NJDEP Site Remediation Program under Program Interest # 032794 and as such, there are most likely files to be reviewed for the Site. The actual cost will depend upon the quantity of material available for review. If additional funds are required due to the volume of material for the property, or if there are any additional file reviews required based on our OPRA requests, PHEnv will notify JCRA immediately in order to obtain additional funding.

PHEnv will submit an Open Public Records Act (OPRA) request for each of the nine properties to NJDEP for any environmental records pertaining to the properties. NJDEP requires a separate OPRA request per individual property. We have anticipated that at least one file review will be required for 282 Pine Street. PHEnv will also submit OPRA requests for each of the nine



properties to county and municipal agencies for records pertaining to the Site. If any such records are identified and are determined by PHEnv to be potentially relevant, PHEnv will conduct a review of the records to identify relevant information. The findings of the file review will be included in the PA/ESA as appropriate.

This proposal assumes that Client will provide access to the Site and persons knowledgeable of the Site (owners and occupants) so that PHEnv can conduct a site reconnaissance and interviews of said persons. The proposal further assumes that Client will provide PHEnv with a current tax map, if available, and any available current and historic site plans. This proposal also assumes that the Client will provide title reports for each of the nine lots that is anticipated to be ordered by the redeveloper for the Site. Therefore, the cost to conduct chain of titles for each lot is not included in our base pricing.

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

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

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

SCHEDULE

PHEnv will initiate the scope of work promptly upon receiving written authorization from Client. The four PA/ESA Reports will be issued within four to six weeks of PHEnv's receipt of authorization to proceed, provided that all necessary information is obtainable within this time period. However, since at least one NJDEP file review will be required, it is possible that the



time frame for one or more of the reports may be extended in order to obtain the NJDEP file information and incorporate it into the reports. Please note that NJDEP may take up to four weeks to identify, retrieve and provide any files necessary for review and a like period to provide copies of files requested by the reviewer.

COST ESTIMATE

The PA/ESA will be conducted on a lump sum basis. We have anticipated that at least one file review will be required for 282 Pine Street, and have included an estimated budgeted cost of \$1,500 for the file review. The file review will be conducted on a time and expense basis in accordance with PHEnv's standard fee schedule since the actual quantity of information available for review and copying cannot be determined at this time. In addition, any other file reviews that are required based on our OPRA requests will be billed on a time and expense basis. PHEnv will notify JCRA immediately in order to obtain the additional funding necessary to complete any additional file review tasks.

Therefore, the total budget for this Scope of Work is as follows:

1. Lump sum Phase I ESA/PA (assumes 4 reports) (includes \$2,700 for historical research and radius report)	\$ 12,500
2. File review budget estimate (T&E cost basis) for 282 Pine Street	<u>\$ 1,500</u>
TOTAL BUDGET	\$ 14,000

Note that all pricing above assumes that a title history for each of the nine lots will be provided by the Client and that only one file review is required. File review costs will be invoiced on a time and expense basis in accordance with the Standard Fee Schedule. Likewise, any additional work requested by Client, such as a Site Investigation or asbestos survey, will be invoiced on a time and expense basis. All invoices are due and payable in accordance with Section 3 of PHEnv's Terms and Conditions.

LIMITATIONS

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

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

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

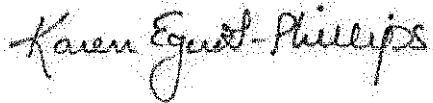


Mary Pat Noonan
May 2, 2017
Page 5 of 6

acceptable, please indicate your acceptance by signing below and returning a signed copy to PHEnv.

Sincerely,

Potomac-Hudson Environmental, Inc.



Karen Egnot-Phillips

Enclosures

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

Signature

Date

Name (Printed)

Client



FEE SCHEDULE
Effective January 1, 2013

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

SUBCONTRACTOR AND DIRECT COSTS

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

TRAVEL AND EQUIPMENT

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



FDA APPLE

SEE SHEET 175

JOHNSTON

AVENUE

MAPLE

STREET

HALADAY

LAFAYETTE

STREET

STREET

ENI

NOTES

PACIFIC

STREET

MONITOR

SEE SHEET 158

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

TAX MAP

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NUMBER 17-05-BD2 WITH TANNER CONSULTING
GROUP FOR EXTRAORDINARY AND UNSPECIFIABLE
SERVICES FOR BERRY LANE PARK.**

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

WHEREAS, the Agency desires to conduct a Baseball Trajectory Study for Baseball Field as part of Berry Lane Park; and

WHEREAS, Tanner Consulting Group (TCG) is an expert at conducting such services, having performed over 100 Studies over the past 25 years; and

WHEREAS, TCG has submitted a proposal for the study dated May 9, 2017 in the amount not to exceed \$5,900 (attached); and

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

WHEREAS, funds for the work have been provided by the City to the Agency; and

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

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)(ii).

Reso. No. 17-05- 12

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Extraordinary and Unspecifiable Services Contract No.17-05-BD2 with Tanner Consultant Group (TCG) in an amount not to exceed \$5,900 be awarded in accordance with N.J.S.A 40A:11-5(1)(a)(ii)

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 May 16, 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. Green	✓			
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 424
WHITON, L.L.C. AS THE REDEVELOPER OF PROPERTY LOCATED AT 424
WHITON STREET (BLOCK 17505, LOTS 19 & 20) WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

WHEREAS, at its January 17th, 2017 Board of Commissioners Meeting, the Agency authorized the designation of 424 Whiton, L.L.C. (or an entity to be formed by them) as Redeveloper of property located at 424 Whiton Street (Block 17505, Lots 19 & 20) within the Morris Canal Redevelopment Area; and

WHEREAS, the site is owned by 424 Whiton Street, L.L.C.;

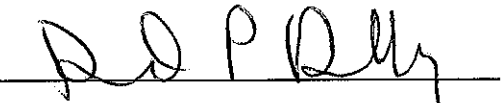
WHEREAS, the parties have continued to negotiate the terms and conditions of the Redevelopment Agreement and are seeking an extension of thirty (30) days, with an additional thirty (30) days at the discretion of the Executive Director of the Jersey City Redevelopment Agency, to complete negotiations; and

WHEREAS, the Redeveloper will comply with all requirements from a design and construction standpoint as indicated on the 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;
- 2) The designation of 424 Whiton Street, L.L.C. as Redeveloper for the development of property located at 424 Whiton Street (Block 17505, Lots 19 & 20) in the Morris Canal Redevelopment Area is hereby extended for a period of thirty (30) days from the date of this resolution, and the Agency's Executive Director may extend the designation for an additional thirty (30) days at his sole discretion.

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

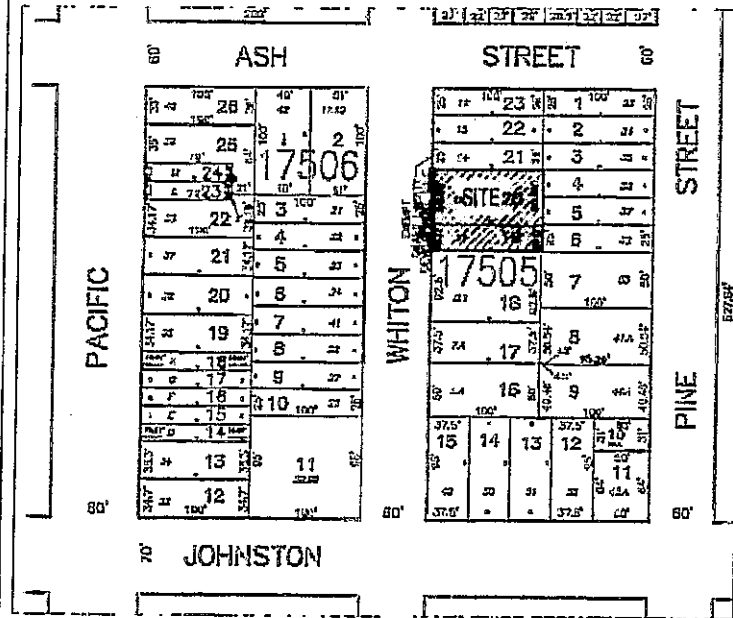
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 16th, 2017.

<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	✓			

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Extension Reso.wpd

TAX MAP

SCALE N.T.S.



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND MORRIS CANAL INCENTIVES URBAN RENEWAL, LLC FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, Morris Canal Incentives Urban Renewal, LLC, is the Agency's designated Redeveloper (hereinafter "Redeveloper") under a Redevelopment Agreement dated January 20, 2016 for the construction of up to 325 residential units and a commercial unit on the ground floor which may be constructed as a single phase or constructed in two phases on property located at Block 15802 (100 Monitor Street); and

WHEREAS, the Redevelopment Agreement incorporated a time line for certain tasks to be completed; and

WHEREAS, Redeveloper has requested a Third Amendment to the time line set for in Schedule C as relates to obtaining the Flood Hazard Area permit from NJDEP, among other things; and

WHEREAS, Agency staff and the Redeveloper have determined that a 180 day extension of the time lines set forth in Schedule C will allow the Redeveloper ample time to obtain the necessary approvals; and

WHEREAS, the Redeveloper has committed to making the \$1,750,000 payment addressed in Section 1.02 of the Redevelopment Agreement at the earlier of (a) 12/31/17 or (b) receipt of a building permit for complete/vertical construction of the building; and

WHEREAS, the new time lines will be memorialized in the Third Amendment.

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) authorization be and is hereby given to execute a Third Amendment to the Redevelopment Agreement executed by the Jersey City Redevelopment Agency and Morris Canal Incentives Urban Renewal, LLC for the purposes set forth above in such form and such content as is acceptable and approved by the Agency's Executive Director and Counsel.

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 May 16, 2017.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXTENDING THE MEMORANDUM OF AGREEMENT WITH THE
CORDISH COMPANY AND JERSEY CITY POWERHOUSE ARTS
DISTRICT, LLC FOR DEVELOPMENT OF THE POWERHOUSE
LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT
REDEVELOPMENT AREA**

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, in furtherance of the goals and objectives of the Powerhouse Arts District Redevelopment Plan the Agency entered into discussions with the Cordish Company and Jersey City Powerhouse Arts District, LLC (hereinafter "Redeveloper") to refurbish the existing Powerhouse located at Block 11609 Lots 1 and 2 (formerly known as Block 76, Lots 160 and 161); and

WHEREAS, the Redeveloper submitted a written proposal and made a formal presentation to the Jersey City Redevelopment Agency for a mixed use development consisting of a retail/entertainment destination; and

WHEREAS, on July 18, 2006 the Agency by way of Resolution designated the Cordish Company and the Jersey City Powerhouse Arts District, LLC as the redeveloper of the project; and

WHEREAS, said resolution authorized a Memorandum of Agreement (hereinafter "MOA") to be executed prior to the execution of a formal Redevelopment Agreement in

order to facilitate among other things access to the Property for pre-development activities;
and

WHEREAS, on September 27, 2006 a Memorandum of Agreement was executed by
and between the Jersey City Redevelopment Agency and the Redeveloper; and

WHEREAS, said MOA has been extended from time to time; and

WHEREAS, the extended MOA period needs to be further extended as activity on
the Project continues to move forward; and

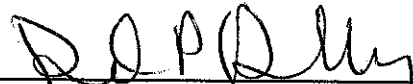
WHEREAS, Agency staff continue negotiations with the Redeveloper in an effort to
successfully reach the terms of a formal Redevelopment Agreement; and

WHEREAS, simultaneously with moving forward with the Cordish Company, the
City of Jersey City and Agency staff are working with the Port Authority to resolve
transaction terms that will allow both the Port Authority and the City/Agency to move
forward with an exchange of property that will enable PATH to build a new substation for
its use and for the City/Agency/Cordish Co. to redevelop the existing Powerhouse; and

WHEREAS, extension of the MOA will grant the Redeveloper continued access to
the site together with a measure of protection and exclusivity during the negotiation period.

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 Memorandum of Agreement between the Jersey City
Redevelopment Agency, the Cordish Company and Jersey City Powerhouse Arts District
LLC is hereby extended for 365 days (May 17, 20178) with the option to extend said
Agreement for an additional 180 days at the sole discretion of the Agency's Executive
Director.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 16, 2017.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 201 NEW YORK AVENUE (BLOCK 3805, LOT 19) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN WITHIN THE SCATTER SITE REDEVELOPMENT AREA

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

WHEREAS, the NJURA and the APRA authorize municipalities to designate a "public officer" to identify abandoned properties within their borders and to place such properties on an abandoned property list pursuant to the procedures contained therein; and

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

WHEREAS, the City of Jersey City (the "City") has designated the City's Director of Housing Code Enforcement as the public officer and the City's Director of Housing Code Enforcement has identified and placed certain abandoned properties on the City's abandoned property list; and

WHEREAS, the property located at 201 New York Avenue and identified on the City's official tax map as Block 3805, Lot 19 (the "Property") has been placed upon the City's abandoned property list; and

WHEREAS, the Property is also located within the City's Scattered Sites Redevelopment Area and is included within the City's Scatter Sites Redevelopment Plan; and

WHEREAS, the City and the Agency entered into an agreement as authorized under the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., whereby the City authorized the Agency to act as the City's agent to carry out the City's powers with regard to abandoned properties; and

WHEREAS, the Agency has determined that it is necessary to acquire title to the Property through negotiated purchase or eminent domain in order to effectuate the rehabilitation of this abandoned Property; and

17-05-16

WHEREAS, the Agency retained Value Research Group, LLC ("VRG") to issue an appraisal report valuing the Property; and

WHEREAS, VRG has issued an appraisal report determining that the Property has a value of one hundred thousand dollars (\$100,000.00) under the APRA valuation formula; and

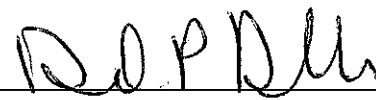
WHEREAS, the JCRA wishes to authorize the acquisition of the Property by negotiated purchase or eminent domain for this appraised value.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Agency to acquire the Property through negotiated purchase for the sum of one hundred thousand dollars (\$100,000.00) and, if the Agency is unable to acquire the Property by negotiated purchase for one hundred thousand dollars (\$100,000.00), to file a condemnation action to acquire title to the Property through eminent domain and to deposit the sum of one hundred thousand dollars (\$100,000.00) into Superior Court in conjunction with the filing of this condemnation action; and

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.

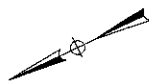
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera	✓			
Darwin R. Ona	✓			

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 16, 2017.


 SECRETARY

SEE SHEET 29

DATE	BY	REVISIONS	BLOCK	LOT
06/21/11	CHARLES A. ANDERSON	1	13800	20
06/21/11	CHARLES A. ANDERSON	2	13800	20
06/21/11	CHARLES A. ANDERSON	3	13800	20
06/21/11	CHARLES A. ANDERSON	4	13800	20
06/21/11	CHARLES A. ANDERSON	5	13800	20
06/21/11	CHARLES A. ANDERSON	6	13800	20
06/21/11	CHARLES A. ANDERSON	7	13800	20
06/21/11	CHARLES A. ANDERSON	8	13800	20
06/21/11	CHARLES A. ANDERSON	9	13800	20
06/21/11	CHARLES A. ANDERSON	10	13800	20
06/21/11	CHARLES A. ANDERSON	11	13800	20
06/21/11	CHARLES A. ANDERSON	12	13800	20
06/21/11	CHARLES A. ANDERSON	13	13800	20
06/21/11	CHARLES A. ANDERSON	14	13800	20
06/21/11	CHARLES A. ANDERSON	15	13800	20
06/21/11	CHARLES A. ANDERSON	16	13800	20
06/21/11	CHARLES A. ANDERSON	17	13800	20
06/21/11	CHARLES A. ANDERSON	18	13800	20
06/21/11	CHARLES A. ANDERSON	19	13800	20
06/21/11	CHARLES A. ANDERSON	20	13800	20



SEE SHEET 37

SEE SHEET 39

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=50'
AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T.A.N. ASSOCIATES
11 TINDALL ROAD
NEW JERSEY, 07748

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 45

SEE SHEET 44

Map - COMP4247973.DWG

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE OF 233 NEWARK AVENUE FROM LAWRENCE PETRACCO TO DAVID SLURZBERG; TERMINATING PETRACCO AS REDEVELOPER OF THE PROPERTY LOCATED AT 233-237 NEWARK AVENUE IN THE VILLAGE REDEVELOPMENT AREA; TERMINATING THE REDEVELOPMENT AGREEMENT BETWEEN PETRACCO AND THE AGENCY; APPROVING SLURZBERG AS THE NEW REDEVELOPER OF THE PROPERTY; AND AUTHORIZING THE EXECUTION OF A NEW REDEVELOPMENT AGREEMENT THEREWITH.

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

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

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

WHEREAS, Petracco failed to construct the Project as outlined in the Redevelopment Agreement and subsequently undertook efforts to sell the Agency Parcel to David Slurzberg ("Slurzberg") in direct violation of the provisions of the Redevelopment Agreement; and

WHEREAS, the Agency and Petracco have resolved their issues with regard to Petracco's efforts to sell the Agency Parcel to Slurzberg and the Agency has determined that it is in its best interests to authorize the sale of the Agency Parcel from Petracco to Slurzberg as required by Section 7.02 of the Redevelopment Agreement;

WHEREAS, Slurzberg filed an application and required supplemental information with the Agency indicating his willingness to develop the Project and be designated as the redeveloper thereof; and

WHEREAS, the Agency has reviewed the application and supplemental information submitted by Slurzberg; and

WHEREAS, the Agency has made a determination that Slurzberg has the qualifications and financial responsibility contemplated by Section 7.05(a) of the Redevelopment Agreement to be designated as a redeveloper and that it is in its best interests to designate Slurzberg as the new redeveloper of the Project; and

WHEREAS, in order to designate Slurzberg, it is necessary for the Agency to terminate the designation of Petracco as the redeveloper of the Project and terminate the Redevelopment Agreement between the Agency and Petracco; and

WHEREAS, in connection with the designation of Slurzberg, the Agency will require the execution of a new redevelopment agreement between the Agency and Slurzberg; and

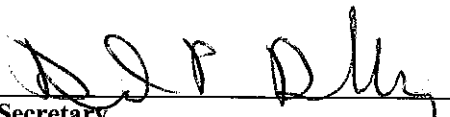
WHEREAS, these determinations of the Agency and the authority granted by this resolution shall be conditioned upon the completion of the sale of the Agency Parcel from Petracco to Slurzberg and the payment to the Agency referenced in Agency Resolution No. 17-04-15 in resolution of the litigation among the Agency, Petracco and Slurzberg.

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

1. The above WHEREAS recitals are incorporated herein as if set forth at length below.
2. The Agency hereby authorizes the sale of 233 Newark Avenue from Lawrence Petracco to David Slurzberg.
3. The Agency hereby terminates Lawrence Petracco as the redeveloper of the properties located at 233-237 Newark Avenue and terminates the Redevelopment Agreement between the Agency and Petracco.
4. The Agency hereby designates David Slurzberg as the redeveloper of the properties located at 233-237 Newark Avenue and authorizes the execution of a new redevelopment agreement between the Agency and Slurzberg.
5. The designation of Slurzberg is contingent upon the execution of a new redevelopment agreement between the Agency and Slurzberg.
6. The action, approval and authority granted by this resolution is expressly contingent upon the completion of the sale of the Agency Parcel from Petracco to Slurzberg and the payment to the Agency referenced in Agency Resolution No. 17-04-15 in resolution of the litigation among the Agency, Petracco and Slurzberg.

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 May 16, 2017.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF MAY 16, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of May 16, 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 May 16, 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 May 16, 2017.

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

Jersey City Redevelopment Agency

Cash Requirements Report

May Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CHRISTOPHER FIORE	5/2/2017	5/1/2017	Feb/March	Travel Expense - Feb/March 2017	\$211.80	\$0.00		\$211.80
CHRISTOPHER FIORE				Totals for CHRISTOPHER FIORE:	\$211.80	\$0.00		\$211.80
				GRAND TOTALS:	\$211.80	\$0.00		\$211.80

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 (5/2/2017)
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

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
DAVID P. DONNELLY								
DAVID P. DONNELLY	5/8/2017	5/8/2017	Travel	April & May Expenses	\$863.50	\$0.00		\$863.50
				Totals for DAVID P. DONNELLY:	\$863.50	\$0.00		\$863.50
JC MUNICIPAL UTILITIES AUTHORI								
JC MUNICIPAL UTILITIES AUTHORI	5/8/2017	5/5/2017	Purchase	Purchase Price for Property at Bl 21504, Lot 4	\$3.00	\$0.00		\$3.00
				Totals for JC MUNICIPAL UTILITIES AUTHORI:	\$3.00	\$0.00		\$3.00
PARTNERS IN PREVENTION								
PARTNERS IN PREVENTION	5/8/2017	5/5/2017	Year Gala	Persons of the Year Gala - Table & Journl Ad	\$900.00	\$0.00		\$900.00
				Totals for PARTNERS IN PREVENTION:	\$900.00	\$0.00		\$900.00
				GRAND TOTALS:	\$1,766.50	\$0.00		\$1,766.50

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 (5/8/2017)
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

May 16, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
21 CONTRACTING LLC								
21 CONTRACTING LLC	5/16/2017	4/16/2017	00201	201-207 Green Street	\$14,770.00	\$0.00		\$14,770.00
				Totals for 21 CONTRACTING LLC:	\$14,770.00	\$0.00		\$14,770.00
66 YORK STREET, LLC								
66 YORK STREET, LLC	5/16/2017	4/20/2017	June Rent	Rent Payment for 66 York St	\$9,616.09	\$0.00		\$9,616.09
66 YORK STREET, LLC	5/16/2017	5/15/2017	June 2017 -Operating	Monthly Operating Expenses	\$172.14	\$0.00		\$172.14
66 YORK STREET, LLC	5/16/2017	5/5/2017	June 2017 -Electric	Electric Utility	\$648.52	\$0.00		\$648.52
				Totals for 66 YORK STREET, LLC:	\$10,436.75	\$0.00		\$10,436.75
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	5/16/2017	4/13/2017	4082878	Legal Svcs - Ash Street Redevelopment	\$9,530.00	\$0.00		\$9,530.00
ARCHER & GREINER, P.C.	5/16/2017	4/6/2017	4080924	Legal Svcs - 423 Grand Street	\$1,085.00	\$0.00		\$1,085.00
ARCHER & GREINER, P.C.	5/16/2017	4/13/2017	4082875	Legal Svcs - MGILLC Journal Sq Jc, LLC	\$2,730.00	\$0.00		\$2,730.00
ARCHER & GREINER, P.C.	5/16/2017	4/6/2017	4080930	Legal Svcs - Green On Pine LLC	\$1,804.32	\$0.00		\$1,804.32
				Totals for ARCHER & GREINER, P.C.:	\$15,149.32	\$0.00		\$15,149.32
BARNES CONTRACTOR CONSTRUCTION								
BARNES CONTRACTOR CONSTRUCTION	5/16/2017	4/10/2017	152 MLK	152 MLK Drive	\$3,200.00	\$0.00		\$3,200.00
				Totals for BARNES CONTRACTOR CONSTRUCTION:	\$3,200.00	\$0.00		\$3,200.00
BENJAMIN DELISLE								
BENJAMIN DELISLE	5/16/2017	5/1/2017	March/April	Travel Expenses	\$1,789.96	\$0.00		\$1,789.96
				Totals for BENJAMIN DELISLE:	\$1,789.96	\$0.00		\$1,789.96
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	5/16/2017	4/11/2017	3381	Environmental Svcs - Grand Jersey	\$542.25	\$0.00		\$542.25
BROWNFIELD REDEVELOPMENT S	5/16/2017	4/11/2017	3379	Environmental Svcs - RLF	\$380.00	\$0.00		\$380.00
BROWNFIELD REDEVELOPMENT S	5/16/2017	4/11/2017	3382	Environmental Svcs - Petro	\$352.25	\$0.00		\$352.25
BROWNFIELD REDEVELOPMENT S	5/16/2017	4/11/2017	3383	Environmental Svcs - Haz Sub	\$1,457.00	\$0.00		\$1,457.00
BROWNFIELD REDEVELOPMENT S	5/16/2017	4/11/2017	3384	Environmental Svcs - Ash Street Site	\$768.80	\$0.00		\$768.80
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$3,500.30	\$0.00		\$3,500.30
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	5/16/2017	5/4/2017	764-04.17	Environmental Svcs - Ocean/Dwight	\$3,072.70	\$0.00		\$3,072.70
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$3,072.70	\$0.00		\$3,072.70
CENTRAL PARKING SYSTEM								
CENTRAL PARKING SYSTEM	5/16/2017	5/15/2017	June 2017	Parking for 15 spaces at Harborside 4A @ \$12	\$1,562.50	\$0.00		\$1,562.50
				Totals for CENTRAL PARKING SYSTEM:	\$1,562.50	\$0.00		\$1,562.50
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	5/16/2017	4/26/2017	April	Travel Expenses	\$64.00	\$0.00		\$64.00
				Totals for CHRISTOPHER FIORE:	\$64.00	\$0.00		\$64.00

Jersey City Redevelopment Agency

Cash Requirements Report

May 16, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	5/16/2017	5/3/2017	0206290	Professional Svcs - Morris Canal Greenway Si	\$963.75	\$0.00		\$963.75
				Totals for CME ASSOCIATES:	\$963.75	\$0.00		\$963.75
COMCAST								
COMCAST	5/16/2017	5/9/2017	8499053543345680	Comcast Business Cable	\$251.50	\$0.00		\$251.50
COMCAST	5/16/2017	5/9/2017	8499053543248876	665 Ocean Avenue	\$104.94	\$0.00		\$104.94
				Totals for COMCAST:	\$356.44	\$0.00		\$356.44
COONEY BOVASSO REALTY ADVISORS								
COONEY BOVASSO REALTY ADVI	5/16/2017	4/25/2017	17-4547	Real Estate Valuation - SciTech City	\$3,900.00	\$0.00		\$3,900.00
				Totals for COONEY BOVASSO REALTY ADVISORS:	\$3,900.00	\$0.00		\$3,900.00
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	5/16/2017	5/15/2017	June 2017	Monthly Maintenance	\$195.04	\$0.00		\$195.04
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$195.04	\$0.00		\$195.04
DAVID P. DONNELLY								
DAVID P. DONNELLY	5/16/2017	5/3/2017	May	Travel Expenses	\$1,181.64	\$0.00		\$1,181.64
				Totals for DAVID P. DONNELLY:	\$1,181.64	\$0.00		\$1,181.64
DAVISON, EASTMAN & MUNOZ, PA								
DAVISON, EASTMAN & MUNOZ, PA	5/16/2017	3/7/2017	342645	Legal Svcs - Bayfront Redevelopment	\$72.00	\$0.00		\$72.00
DAVISON, EASTMAN & MUNOZ, PA	5/16/2017	4/27/2017	344285	Legal Svcs - Barnabas Health, LLC	\$4,399.37	\$0.00		\$4,399.37
DAVISON, EASTMAN & MUNOZ, PA	5/16/2017	3/7/2017	342646	Legal Svcs - Barnabas Health, LLC	\$7,813.00	\$0.00		\$7,813.00
DAVISON, EASTMAN & MUNOZ, PA	5/16/2017	4/27/2017	344284	Legal Svcs - Bayfront Redevelopment LLC	\$860.50	\$0.00		\$860.50
				Totals for DAVISON, EASTMAN & MUNOZ, PA:	\$13,144.87	\$0.00		\$13,144.87
DRESNER ROBIN ENVIRON MGMT								
DRESNER ROBIN ENVIRON MGM	5/16/2017	3/14/2017	02608	Environmental Svcs - Pittsburgh Metals	\$4,583.00	\$0.00		\$4,583.00
DRESNER ROBIN ENVIRON MGM	5/16/2017	3/14/2017	02607	Environmental Svcs - Mill Creek	\$28,036.45	\$0.00		\$28,036.45
				Totals for DRESNER ROBIN ENVIRON MGMT:	\$32,619.45	\$0.00		\$32,619.45
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	5/16/2017	4/4/2017	46198	Legal Svcs - Taraprasad Gurnani & William N	\$3,465.00	\$0.00		\$3,465.00
ERIC M. BERNSTEIN & ASSOCIATES	5/16/2017	4/4/2017	46197	Legal Svcs - 37-39 Cornell LLC	\$4,080.00	\$0.00		\$4,080.00
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	\$7,545.00	\$0.00		\$7,545.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	5/16/2017	5/8/2017	5-794-44812	Overnight Deliveries	\$168.43	\$0.00		\$168.43
				Totals for FEDERAL EXPRESS:	\$168.43	\$0.00		\$168.43
FUSION CREATIVE								
FUSION CREATIVE	5/16/2017	5/1/2017	2857	Sign for 152 MLK Drive	\$4,162.00	\$0.00		\$4,162.00

Jersey City Redevelopment Agency

Cash Requirements Report

May 16, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
GANN LAW BOOKS								
GANN LAW BOOKS	5/16/2017	5/3/2017	D586201	Law Books - NJ Title - NJ Zoning & Land Use	\$299.50	\$0.00		\$299.50
				Totals for GANN LAW BOOKS:	\$299.50	\$0.00		\$299.50
GLADSTONE LOCK & SAFE COMPANY								
GLADSTONE LOCK & SAFE COMPA	5/16/2017	4/21/2017	17-1209	152 MLK Lock Replacement	\$145.00	\$0.00		\$145.00
				Totals for GLADSTONE LOCK & SAFE COMPANY:	\$145.00	\$0.00		\$145.00
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	5/16/2017	5/5/2017	37322	Legal Svcs - Sip Jones	\$87.50	\$0.00		\$87.50
GLUCK WALRATH LLP	5/16/2017	5/5/2017	37324	Legal Svcs - 201 New York Avenue	\$630.00	\$0.00		\$630.00
GLUCK WALRATH LLP	5/16/2017	3/8/2017	36916	Legal Svcs - 248 Grove Street	\$245.00	\$0.00		\$245.00
GLUCK WALRATH LLP	5/16/2017	3/8/2017	36918	Legal Svcs - 142 Boyd Avenue	\$2,428.50	\$0.00		\$2,428.50
GLUCK WALRATH LLP	5/16/2017	4/5/2017	37105	Legal Svcs - L&M Paulus Hook	\$35.00	\$0.00		\$35.00
GLUCK WALRATH LLP	5/16/2017	5/5/2017	37325	Legal Svcs - 364-366 Palisade	\$1,277.50	\$0.00		\$1,277.50
GLUCK WALRATH LLP	5/16/2017	5/5/2017	37326	Legal Svcs - 461 Palisade Avenue	\$297.50	\$0.00		\$297.50
GLUCK WALRATH LLP	5/16/2017	5/5/2017	37317	Legal Svcs - 671 Palisade Avenue	\$87.50	\$0.00		\$87.50
GLUCK WALRATH LLP	5/16/2017	5/5/2017	37323	Legal Svcs - 671 Palisade Avenue	\$165.00	\$0.00		\$165.00
GLUCK WALRATH LLP	5/16/2017	5/5/2017	37321	Legal Svcs - 142 Boyd Avenue	\$366.16	\$0.00		\$366.16
GLUCK WALRATH LLP	5/16/2017	4/3/2017	37318	Legal Svcs - 332 Whifton Street	\$105.00	\$0.00		\$105.00
GLUCK WALRATH LLP	5/16/2017	4/6/2017	37319	Legal Svcs - L&M Paulus Hook	\$17.50	\$0.00		\$17.50
GLUCK WALRATH LLP	5/16/2017	4/7/2017	37320	Legal Svcs - The Roxy	\$17.50	\$0.00		\$17.50
				Totals for GLUCK WALRATH LLP:	\$5,759.66	\$0.00		\$5,759.66
GOVERNANCE & FISCAL AFFAIRS, LLC								
GOVERNANCE & FISCAL AFFAIRS, I	5/16/2017	5/1/2017	1019	Purchasing Consultant - May 2017	\$1,350.00	\$0.00		\$1,350.00
				Totals for GOVERNANCE & FISCAL AFFAIRS, LLC:	\$1,350.00	\$0.00		\$1,350.00
HOME DEPOT CREDIT SERVICES								
HOME DEPOT CREDIT SERVICES	5/16/2017	3/25/2017	9574120	Equipment & Material - 665 Ocean Avenue	\$7.89	\$0.00		\$7.89
				Totals for HOME DEPOT CREDIT SERVICES:	\$7.89	\$0.00		\$7.89
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	5/16/2017	2/13/2017	43469	Betz-Cerc - Furnish and Install New Outside A	\$467.50	\$0.00		\$467.50
IN-LINE AIR CONDITIONING CO.,	5/16/2017	1/18/2017	43557	Betz-Cerc - Replace Roll Out Switch	\$423.00	\$0.00		\$423.00
IN-LINE AIR CONDITIONING CO.,	5/16/2017	11/28/2016	0000043268	Repair Boiler 1	\$3,985.00	\$0.00		\$3,985.00
IN-LINE AIR CONDITIONING CO.,	5/16/2017	12/20/2016	0000043387	Furnish and Install two (2) Duct Heaters for T	\$4,335.00	\$0.00		\$4,335.00
IN-LINE AIR CONDITIONING CO.,	5/16/2017	1/20/2017	0000043711	Repair Airdate Unit for Room 313	\$1,495.00	\$0.00		\$1,495.00
				Totals for IN-LINE AIR CONDITIONING CO.,:	\$10,705.50	\$0.00		\$10,705.50
J & B LANDSCAPE, INC.								
J & B LANDSCAPE, INC.	5/16/2017	4/15/2017	25805	Betz-Cerc - Monthly Maintenance	\$1,097.50	\$0.00		\$1,097.50

Jersey City Redevelopment Agency

Cash Requirements Report

May 16, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	5/16/2017	5/11/2017	303063485840000	Water & Sewer - 665 Ocean Avenue	\$99.13	\$0.00		\$99.13
JC MUNICIPAL UTILITIES AUTHORITY	5/16/2017	4/17/2017	3030	Water & Sewer - 204 Siegmans	\$28.82	\$0.00		\$28.82
				Totals for J & B LANDSCAPE, INC.:	\$1,097.50	\$0.00		\$1,097.50
JM SORGE, INC.								
JM SORGE, INC.	5/16/2017	5/5/2017	33553	Environmental Consulting - JCRA Grand St	\$1,140.00	\$0.00		\$1,140.00
				Totals for JM SORGE, INC.:	\$1,140.00	\$0.00		\$1,140.00
JOHNNY ON THE SPOT, LLC								
JOHNNY ON THE SPOT, LLC	5/16/2017	4/12/2017	0000290873	Berry Lane Park	\$517.50	\$0.00		\$517.50
JOHNNY ON THE SPOT, LLC	5/16/2017	5/2/2017	000029390	Berry Lane Park	\$685.31	\$0.00		\$685.31
JOHNNY ON THE SPOT, LLC	5/16/2017	4/21/2017	0000294087	Berry Lane Park	\$269.94	\$0.00		\$269.94
				Totals for JOHNNY ON THE SPOT, LLC:	\$1,472.75	\$0.00		\$1,472.75
JOHNSTON COMMUNICATIONS								
JOHNSTON COMMUNICATIONS	5/16/2017	4/24/2017	32394	Installation, Cabling, HDMI Cables, Laptop, E	\$8,885.48	\$0.00		\$8,885.48
				Totals for JOHNSTON COMMUNICATIONS:	\$8,885.48	\$0.00		\$8,885.48
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	2/28/2017	145680	Legal Svcs - 101 Newkirk	\$2,350.14	\$0.00		\$2,350.14
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/22/2017	146042	Legal Svcs - 101 Newkirk	\$3,696.88	\$0.00		\$3,696.88
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	2/28/2017	145685	Legal Svcs - 100 Hoboken	\$2,055.33	\$0.00		\$2,055.33
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	1/1/2017	144998	Legal Svcs - PPG Redevelopment	\$5,880.75	\$0.00		\$5,880.75
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/27/2017	146118	Legal Svcs - Whitlock Mills	\$1,045.00	\$0.00		\$1,045.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/22/2017	146039	Legal Svcs - PPG Redevelopment	\$611.48	\$0.00		\$611.48
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	2/28/2017	145677	Legal Svcs - Berry Lane Park	\$437.50	\$0.00		\$437.50
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/22/2017	146045	Legal Svcs - Harsimus Cove	\$1,760.00	\$0.00		\$1,760.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	2/28/2017	145681	Legal Svcs - Argent Venture/Johnston View	\$165.00	\$0.00		\$165.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	2/28/2017	145686	Legal Svcs - Harsimus Cove	\$2,887.50	\$0.00		\$2,887.50
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/22/2017	146044	Legal Svcs - 100 Hoboken	\$110.00	\$0.00		\$110.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/27/2017	146116	Legal Svcs - NICU West Campus	\$4,272.92	\$0.00		\$4,272.92
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/27/2017	146121	Legal Svcs - West Campus Claremont 1	\$3,442.92	\$0.00		\$3,442.92
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/22/2017	146040	Legal Svcs - SciTech City	\$22,651.39	\$0.00		\$22,651.39
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/27/2017	146117	Legal Svcs - One Journal Square RABS	\$495.00	\$0.00		\$495.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	2/28/2017	145687	Legal Svcs - 25 Parkside	\$165.00	\$0.00		\$165.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	3/27/2017	146119	Legal Svcs - Johnston Station	\$632.50	\$0.00		\$632.50
MCMANIMON, SCOTLAND & BAUMANN, LLC	5/16/2017	2/28/2017	145684	Legal Svcs - Johnston Station	\$2,035.00	\$0.00		\$2,035.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$54,694.31	\$0.00		\$54,694.31
METLIFE								
METLIFE	5/16/2017	4/20/2017	6/16/17	Deferred Salary Per Attached	\$650.00	\$0.00		\$650.00
METLIFE	5/16/2017	4/20/2017	6/2/17	Deferred Salary Per Attached	\$650.00	\$0.00		\$650.00

Jersey City Redevelopment Agency

Cash Requirements Report

May 16, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MODULAR SPACE CORPORATION								
MODULAR SPACE CORPORATION	5/16/2017	4/19/2017	501993268	Trailer Rental - Berry Lane	\$633.25	\$0.00		\$633.25
				Totals for MODULAR SPACE CORPORATION:	\$633.25	\$0.00		\$633.25
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	5/16/2017	5/15/2017	July 2017	Storage Space at Dey Street	\$700.00	\$0.00		\$700.00
				Totals for MOISHE'S MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
MYKL, LLC								
MYKL, LLC	5/16/2017	2/1/2017	256	Legal Svcs - 308 Whifton Street	\$390.00	\$0.00		\$390.00
				Totals for MYKL, LLC:	\$390.00	\$0.00		\$390.00
PETROCCI AGENCY, LLC								
PETROCCI AGENCY, LLC	5/16/2017	5/11/2017	Various Locations	General Liability - All Agency Property	\$111,535.27	\$0.00		\$111,535.27
				Totals for PETROCCI AGENCY, LLC:	\$111,535.27	\$0.00		\$111,535.27
PITNEY BOWES CREDIT CORPORATIO								
PITNEY BOWES CREDIT CORPORATIO	5/16/2017	5/15/2017	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
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/4/2017	407 - HSE	Public Services Bill for 407 Ocean Avenue HS	\$112.53	\$0.00		\$112.53
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	665 Ocean	Electric Services	\$1,417.67	\$0.00		\$1,417.67
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	Apt 1	Public Services - 292 MLK	\$35.98	\$0.00		\$35.98
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	Apt 2	Public Services - 292 MLK	\$43.84	\$0.00		\$43.84
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	3rd Floor	Public Services - 405 Ocean	\$35.90	\$0.00		\$35.90
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	2nd Floor	Public Services - 407 Ocean	\$88.74	\$0.00		\$88.74
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	HSE	Public Services - 152 MLK	\$62.43	\$0.00		\$62.43
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	152 MLK	Public Services - 152 MLK	\$107.57	\$0.00		\$107.57
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	Apt #2	Public Services - 152 MLK	\$14.03	\$0.00		\$14.03
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	Apt #3	Public Services - 405 Ocean	\$54.48	\$0.00		\$54.48
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	HSE	Public Services - 405 Ocean	\$63.96	\$0.00		\$63.96
PUBLIC SERVICE ELECTRIC & GAS	5/16/2017	5/10/2017	Office	Public Services - 405 Ocean	\$2.75	\$0.00		\$2.75
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$2,039.88	\$0.00		\$2,039.88
ROYAL PRINTING SERVICE								
ROYAL PRINTING SERVICE	5/16/2017	5/11/2017	139077	Business Cards for Noonan & Fiore	\$135.00	\$0.00		\$135.00
				Totals for ROYAL PRINTING SERVICE:	\$135.00	\$0.00		\$135.00
RUTGERS UNIVERSITY								
RUTGERS UNIVERSITY	5/16/2017	4/24/2017	34419/20/22	Courses Registration Fees	\$968.00	\$0.00		\$968.00
				Totals for RUTGERS UNIVERSITY:	\$968.00	\$0.00		\$968.00

Jersey City Redevelopment Agency

Cash Requirements Report
May 16, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
STAPLES, INC								
STAPLES, INC	5/16/2017	5/5/2017	1811839751/1811840	Office Supplies	\$731.73	\$0.00		\$731.73
				Totals for STAPLES, INC:	\$731.73	\$0.00		\$731.73
THE EVENING JOURNAL ASSOCIATIO								
THE EVENING JOURNAL ASSOCIAT	5/16/2017	4/30/2017	April 2017	Public Notices for April	\$215.59	\$0.00		\$215.59
				Totals for THE EVENING JOURNAL ASSOCIATIO:	\$215.59	\$0.00		\$215.59
The Law Offices of Wanda Chin Monahan, LLC								
The Law Offices of Wanda Chin Monahan	5/16/2017	5/3/2017	069	Legal Svcs - JC MacElroy, Inc	\$813.37	\$0.00		\$813.37
The Law Offices of Wanda Chin Monahan	5/16/2017	3/28/2017	039	Legal Svcs - JC MacElroy, Inc	\$665.00	\$0.00		\$665.00
				Totals for The Law Offices of Wanda Chin Monahan, LLC:	\$1,478.37	\$0.00		\$1,478.37
THOMSON REUTERS WEST								
THOMSON REUTERS WEST	5/16/2017	5/4/2017	836116665	Subscription Series for NJ Statutes	\$144.00	\$0.00		\$144.00
				Totals for THOMSON REUTERS WEST:	\$144.00	\$0.00		\$144.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	5/16/2017	5/7/2017	66952368	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
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	5/16/2017	3/23/2017	981993	Water/Cooler Rental	\$30.35	\$0.00		\$30.35
TWIN ROCKS SPRING WATER	5/16/2017	5/4/2017	986500	Water/Cooler Rental	\$73.85	\$0.00		\$73.85
				Totals for TWIN ROCKS SPRING WATER:	\$104.20	\$0.00		\$104.20
VERIZON								
VERIZON	5/16/2017	5/8/2017	9784574667	Agency Phones	\$315.22	\$0.00		\$315.22
				Totals for VERIZON:	\$315.22	\$0.00		\$315.22
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	5/16/2017	5/8/2017	143867519/14389839	Office Supplies	\$390.90	\$0.00		\$390.90
W. B. MASON CO., INC.	5/16/2017	5/15/2017	C2464946/144092942	Office Supplies	\$333.99	\$0.00		\$333.99
				Totals for W. B. MASON CO., INC.:	\$724.89	\$0.00		\$724.89
WILLIAM J. GUARINI, INC.								
WILLIAM J. GUARINI, INC.	5/16/2017	4/27/2017	WG29775	152 MLK Plumbing	\$1,359.99	\$0.00		\$1,359.99
				Totals for WILLIAM J. GUARINI, INC.:	\$1,359.99	\$0.00		\$1,359.99
ZUCCARO, INC.								
ZUCCARO, INC.	5/16/2017	3/14/2017	20170015	Snow Removal Services - 2016-2017	\$10,925.00	\$0.00		\$10,925.00
				Totals for ZUCCARO, INC.:	\$10,925.00	\$0.00		\$10,925.00
GRAND TOTALS:					\$338,745.08	\$0.00		\$338,745.08

Jersey City Redevelopment Agency
Cash Requirements Report
May 16, 2017 Board Meeting

Report name: May 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: 5/16/2017 to 5/16/2017
Include all Post Statutes
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

May 16, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
NJ BIZ								
NJ BIZ	5/16/2017	5/15/2017	Table	Table for 12 for General Counsel of the Year C	\$950.00	\$0.00		\$950.00
				Totals for NJ BIZ:	\$950.00	\$0.00		\$950.00
				GRAND TOTALS:	\$950.00	\$0.00		\$950.00

Jersey City Redevelopment Agency
Cash Requirements Report
May 16, 2017 Board Meeting

Report name: May 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: 5/16/2017 to 5/16/2017
Include all Post Statutes
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
MAY 16, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of May 16, 2017.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of May 16, 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 May 16, 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 MAKING APPLICATION
TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6
AND N.J.S.A. 40A:12A-29(A)(3)**

WHEREAS, the City of Jersey City, in the County of Hudson (the “City”) has designated certain areas within its borders, including but not limited to that certain property commonly known as 25 Pathside (also known as 25 Journal Square and 84 Sip Avenue) and identified on the official tax map of the City as Block 9501, Lot 22 (the “Property”), as an area in need of redevelopment (the “Journal Square Redevelopment Area”); and

WHEREAS, the City has enacted the Journal Square 2060 Redevelopment Plan (as enacted July 14, 2010, and as amended and supplemented from time to time) (the “Redevelopment Plan”); and

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), including N.J.S.A. 40:12A-4 the Jersey City Redevelopment Agency (the “Agency”) is the “redevelopment entity” with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, in furtherance of the Redevelopment Law, the Agency’s corporate purposes, and the revitalization and redevelopment of the Journal Square Redevelopment Area, the Agency proposes to acquire and renovate the Property, and partner with one or more public or private entities to redevelop the Property in accordance with the Redevelopment Plan (the “Project”); and

WHEREAS, the Agency proposes to issue redevelopment bonds in accordance with the Redevelopment Law, including N.J.S.A. 40A:12A-29, to finance all or a portion of the costs of the Project; and

WHEREAS, the Agency wishes to make application to the Local Finance Board for positive findings pursuant to N.J.S.A. 40A:5A-6 and for certain approvals pursuant to N.J.S.A. 40A:12A-29(a)(3); and

WHEREAS, the Agency believes that:

- (a) it is in the public interest to accomplish such purpose;
- (b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the local unit or units;
- (c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant; and

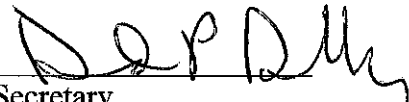
NOW THEREFORE, BE IT RESOLVED BY THE JERSEY CITY REDEVELOPMENT AGENCY, IN THE COUNTY OF HUDSON, NEW JERSEY as follows:

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

Section 2. The application to the Local Finance Board is hereby approved, and the Agency's Executive Director, General Counsel, Bond Counsel and financial advisor, along with other representatives of the Agency, are hereby authorized to prepare such application and to represent the Agency in matters pertaining thereto.

Section 3. The Secretary of the Agency is hereby directed to prepare and file a copy of this resolution with the Local Finance Board as part of such application.

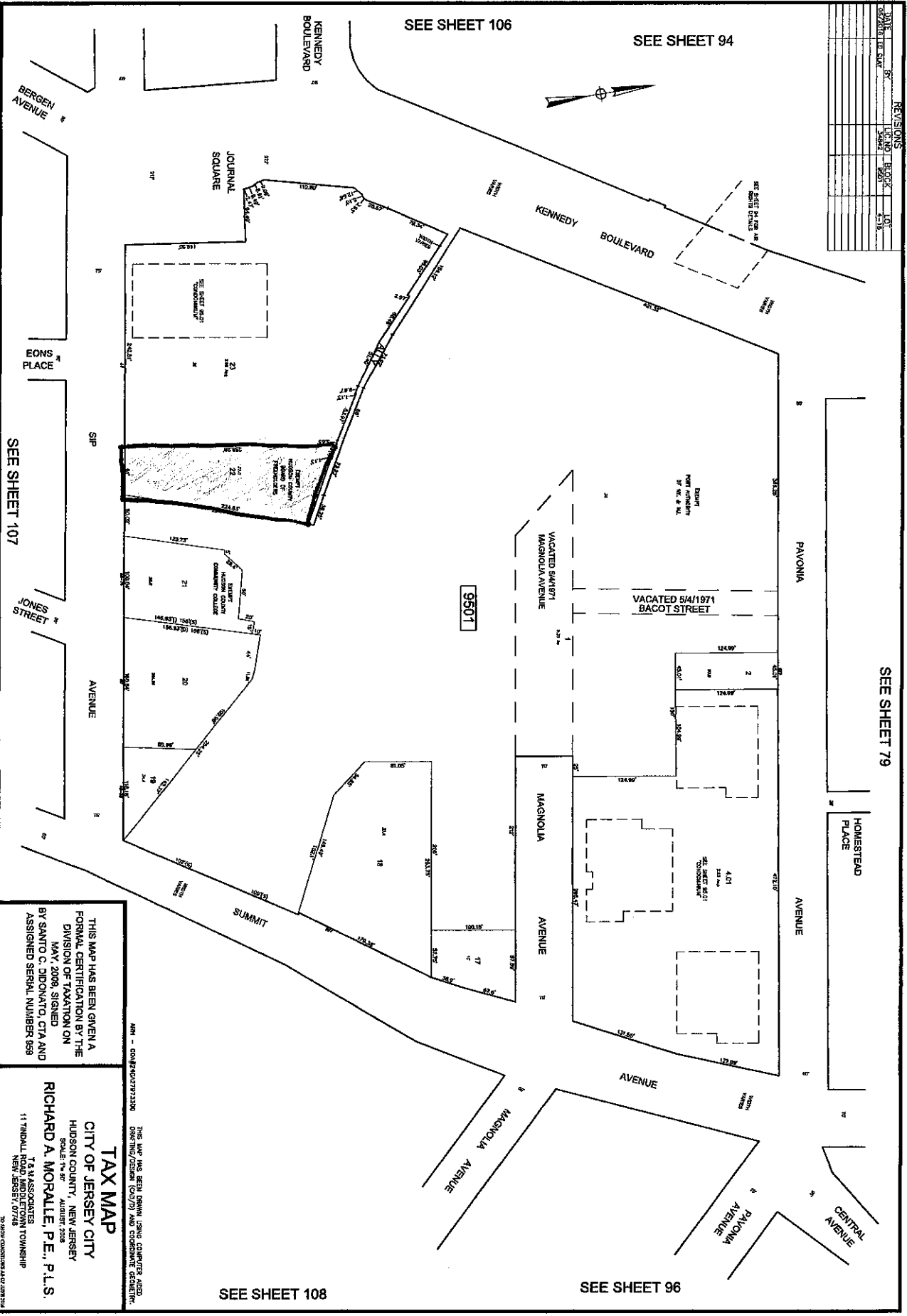
Section 4. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated May 16, 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				<input checked="" type="checkbox"/>
Douglas Carlucci	<input checked="" type="checkbox"/>			
Evelyn Farmer				<input checked="" type="checkbox"/>
Erma D. Greene	<input checked="" type="checkbox"/>			
Rolando R. Lavarro, Jr.	<input checked="" type="checkbox"/>			
Daniel Rivera	<input checked="" type="checkbox"/>			
Darwin R. Ona	<input checked="" type="checkbox"/>			

DATE	BY	REVISIONS	BLOCK	LOT
07/26/12	12/15/12	1.000	200	101
		2.000	200	101
		3.000	200	101
		4.000	200	101
		5.000	200	101
		6.000	200	101
		7.000	200	101
		8.000	200	101
		9.000	200	101
		10.000	200	101



THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 059

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=40'
11 TINDALL ROAD, MOORETOWN, NJ 07728
T & M ASSOCIATES
NEW JERSEY, 07728

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF LOCAL GOVERNMENT SERVICES
LOCAL FINANCE BOARD
APPLICATION CERTIFICATION

APPLICANT'S
NAME:

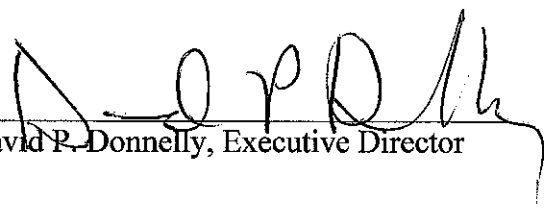
JERSEY CITY REDEVELOPMENT AGENCY

I, DAVID P. DONNELLY, EXECUTIVE DIRECTOR OF THE JERSEY CITY
REDEVELOPMENT AGENCY, DO HEREBY DECLARE:

That the documents submitted herewith and the statements contained herein are
true to the best of my knowledge and belief; and

That this application was considered and its submission to the Local Finance
Board approved by the Jersey City Redevelopment Agency (the "Agency") on May 16,
2017; and

That the governing body of the Agency has notified each participating local unit
of its submission of this application to the Local Finance Board and has made available to
each, a true copy of this application.


David P. Donnelly, Executive Director

ATTEST:

Date: May 16, 2017

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 17-05-SG1 WITH THE UNITED WAY OF HUDSON COUNTY FOR PROFESSIONAL MANAGEMENT SERVICES

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") owns property at 665 Ocean Avenue (Block 22602, Lot 6) where it has rehabilitated an existing three-story mixed-use building to provide eight (8) residential units for veterans housing, as well as office space and community space, to be known further as the "Project;" and

WHEREAS, the Agency has received an award from the State of New Jersey Department of Community Affairs for eight (8) Section 8 Project-Based Housing Vouchers for Veterans for the Project's 8 residential units; and

WHEREAS, the Agency entered into a Section 8 Project-Based Voucher Program Housing Assistance Contract with the State of New Jersey Department of Community Affairs as of April 1st, 2017, for a contract term of fifteen (15) years; and

WHEREAS, the housing assistance payments will be used to fund the costs of maintaining eight (8) veterans units located at 665 Ocean Avenue and provide supportive services to veterans housed in those units; and

WHEREAS, the Agency requires professional management services necessary to support veterans housed at 665 Ocean Avenue, including professional management of a social services program and property management services; and

WHEREAS, the Agency is desirous of entering into a management agreement with the United Way of Hudson County to provide professional management of a social services program at 665 Ocean Avenue for veterans as well as property management services, for an amount not to exceed \$40,000; and

WHEREAS, the United Way of Hudson County, a nonprofit established in 1936, works to end the cycle of poverty by providing resources to help individuals facing homelessness; hunger; cerebral, mental or physical disabilities; and other challenges; and

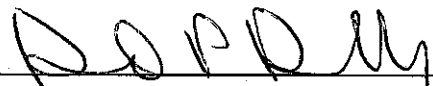
WHEREAS, said Agreement amount does not exceed the bid threshold stated in the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) in section 40A:11-3; and

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

WHEREAS, said Agreement term does not exceed the contract period stated in N.J.S.A. 40A:11-3.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract No.17-05-SG1 with the United Way of Hudson County is to be awarded in an amount not to exceed \$40,000.00.

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 May 16, 2017.

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