

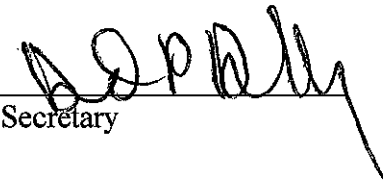
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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: potential and current litigation, contract negotiations and personnel matters; and

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

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


Secretary

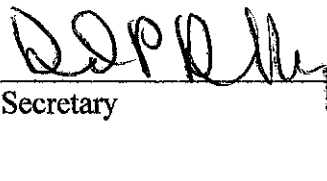
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 16, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED JANUARY 19, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated January 19, 2016 for their review and approval.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 16, 2016.

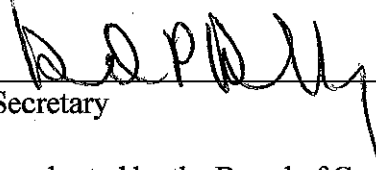
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
John D. Petkanas				✓
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF JANUARY 19, 2016**

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.

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 January 19, 2016 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated February 16, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING AMENDING PROFESSIONAL SERVICES
AGREEMENT No. 15-12-BA11 WITH McNALLY &
KACZYNSKI, LLC FOR SPECIAL COUNSEL SERVICES**

WHEREAS, the Agency has entered into a contract for professional legal services with McNally & Kaczynski, LLC as Special Legal Counsel; and

WHEREAS, the original Contract Date indicated a December 1, 2015 start; and

WHEREAS, an Amendment to the contract is necessary to reflect a corrected Start Date of November 1, 2015 and corrected Termination Date of October 31, 2016; and

WHEREAS, there are no other changes to the scope or breadth of the contract; and


WHEREAS, the 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, this contract was awarded in accordance with N.J.S.A. 40A:20.4 et seq. as it pertains to Fair & Open Contracts; and

WHEREAS, notice of the award of this amended 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 it authorizes an amendment to Professional Services Agreement NO. 15-12-BA11 with McNally & Kaczynski, LLC to reflect a corrected Start Date of November 1, 2015.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Regular Meeting dated February 16, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE DISCHARGE OF THE LIS PENDENS
PLACED UPON 329 FORREST STREET, BLOCK 21101, LOT
26 PURSUANT TO THE ABANDONED PROPERTY
REHABILITATION ACT AND LOCATED IN THE
SCATTERED SITES REDEVELOPMENT AREA**

WHEREAS, the New Jersey Legislature adopted the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA") to assist local governments, local community organizations, citizens, and residents, to address the problem of nuisance, abandoned properties, that create a wide range of problems including fostering criminal activity, creating public health problems, and otherwise diminishing the quality of life for residents and businesses in affected areas; and

WHEREAS, the City of Jersey City recognized the need to address abandoned properties throughout Jersey City with the use of APRA; and

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

WHEREAS, City of Jersey City Ordinance 06-125 established the Abandoned Properties List and authorized an officer of the municipal government to designate properties as "abandoned"; and

WHEREAS, the City designated its Director of Housing Code Enforcement, Edward Coleman as the "Public Officer" pursuant to APRA to place properties throughout Jersey City on the Abandoned Property List; and

WHEREAS, Notice of Placement of Property on the Abandoned Property List, N.J.S.A. 55:19-81, ("Notice") occurred on June 13, 2014 for 329 Forrest Street, Block 21101, Lot 26 ("Property"); and

WHEREAS, pursuant to N.J.S.A. 55:19-55(d) a Lis Pendens for the Property located at Block 21101, Lot 26 was recorded on September 2, 2015 with the Hudson County Register of Deeds; and

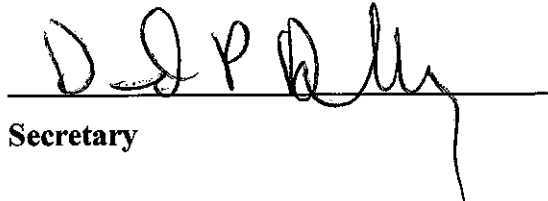
WHEREAS, the property owner and contract purchaser have requested the Agency discharge the Lis Pendens to facilitate a closing on the Property and subsequent rehabilitation of the Premises; and

WHEREAS, the Agency executive staff is recommending the Board of Commissioners' approval of the authorization to discharge of the Lis Pendens, subject to certain contingencies which shall include but not be limited to the contract purchaser's submission and approval of a submitted Rehabilitation Plan as defined by N.J.S.A. 55:19-87(b) and other contingencies deemed necessary and appropriate to effectuate compliance with the APRA law; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY, that:

1. The above recitals are incorporated herein as if set forth at length.
2. Approval of the authorization to discharge the Lis Pendens, for the Property located at Block 21101, Lot 26, subject to the fulfillment of certain contingencies deemed necessary and appropriate to effectuate compliance with the APRA law is hereby granted.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of February 16, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE DISCHARGE OF THE LIS PENDENS
PLACED UPON 2131 KENNEDY BLVD, BLOCK 22303, LOT
30 PURSUANT TO THE ABANDONED PROPERTY
REHABILITATION ACT AND LOCATED IN THE
SCATTERED SITES REDEVELOPMENT AREA**

WHEREAS, the New Jersey Legislature adopted the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA") to assist local governments, local community organizations, citizens, and residents, to address the problem of nuisance, abandoned properties, that create a wide range of problems including fostering criminal activity, creating public health problems, and otherwise diminishing the quality of life for residents and businesses in affected areas; and

WHEREAS, the City of Jersey City recognized the need to address abandoned properties throughout Jersey City with the use of APRA; and

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

WHEREAS, City of Jersey City Ordinance 06-125 established the Abandoned Properties List and authorized an officer of the municipal government to designate properties as "abandoned"; and

WHEREAS, the City designated its Director of Housing Code Enforcement, Edward Coleman as the "Public Officer" pursuant to APRA to place properties throughout Jersey City on the Abandoned Property List; and

WHEREAS, Notice of Placement of Property on the Abandoned Property List, N.J.S.A. 55:19-81, ("Notice") occurred on June 13, 2014 for 2131 Kennedy Blvd., Block 22303, Lot 30 ("Property"); and

WHEREAS, pursuant to N.J.S.A. 55:19-55(d) a Lis Pendens for the Property located at Block 22303, Lot 30 was recorded on September 2, 2015 with the Hudson County Register of Deeds; and

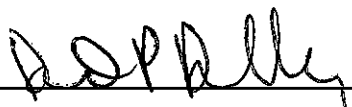
WHEREAS, the property owner and contract purchaser have requested the Agency discharge the Lis Pendens to facilitate a closing on the Property and subsequent rehabilitation of the Premises; and

WHEREAS, the Agency executive staff is recommending the Board of Commissioners' approval of the authorization to discharge of the Lis Pendens, subject to certain contingencies which shall include but not be limited to the contract purchaser's submission and approval of a submitted Rehabilitation Plan as defined by N.J.S.A. 55:19-87(b) and other contingencies deemed necessary and appropriate to effectuate compliance with the APRA law; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY, that:

1. The above recitals are incorporated herein as if set forth at length.
2. Approval of the authorization to discharge the Lis Pendens, for the Property located at Block 22303, Lot 30, subject to the fulfillment of certain contingencies deemed necessary and appropriate to effectuate compliance with the APRA law is hereby granted.

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



Secretary

Certified to be a true and correct copy of a Resolution of the Board of February 16, 2016.

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

16-04-7

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
NO. 15-04-CF4 WITH VALUE RESEARCH GROUP, LLC FOR
APPRAISAL SERVICES IN CONNECTION WITH THE ABANDONED
PROPERTIES REHABILITATION ACT (APRA)**

WHEREAS, on April 21, 2015, the Jersey City Redevelopment Agency Board of Commissioners authorized entering into Professional Services Agreement #15-04-CF4 with the firm of Value Research Group, LLC for appraisal services as may be required for properties in connection with the Abandoned Properties Rehabilitation Act (APRA) for an amount not to exceed \$25,000.00; and

WHEREAS, the cost of the required services in connection with APRA properties has exceeded the amount of \$25,000.00; and

WHEREAS, the Agency deems it necessary to increase the compensation to be paid by an additional amount of \$36,300.00; and

WHEREAS, the amended total cost will be for a sum not to exceed \$61,300.00; and

WHEREAS, the 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 public bidding; and

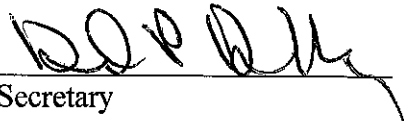
WHEREAS, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to amend Professional Services Agreement #15-04-CF4 with Value

16 Feb 7

Research Group, LLC to increase the compensation to be paid thereunder for a total amount not to exceed \$61,300.00.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Regular Meeting dated February 16, 2016.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION 550 JOHNSTON AVENUE, LLC AS DEVELOPER FOR PROPERTY WITHIN THE BEACON REDEVELOPMENT AREA

WHEREAS, 550 Johnston Avenue, LLC (an affiliate of Building Land Technology, developer for the Beacon Project) (hereinafter referred to as "Developer") made a formal presentation to the Jersey City Redevelopment Agency for the acquisition and future development of property located within the Beacon Redevelopment Area; and

WHEREAS, by Resolution of the Board of Commissioners dated April 21, 2015, 550 Johnston Avenue, LLC was designated as Redeveloper for the site; and

WHEREAS, on October 20, 2015 said designation was subsequently extended; and

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

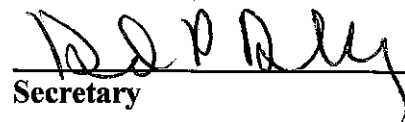
WHEREAS, Agency staff are recommending a 60 day extension to expire on April 30, 2016 with the option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director.

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

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) the designation of 550 Johnston Avenue, LLC is hereby extended thru April 30, 2016; and

- 3) the Executive Director is hereby authorized to extend the designation for an additional 30 day period; and
- 4) Redeveloper is responsible for and assumes all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.

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


Secretary

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

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

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DUE
DILIGENCE PERIOD PURSUANT TO THE REDEVELOPMENT
AGREEMENT WITH GRAND JERSEY WATERFRONT URBAN
RENEWAL ASSOCIATES, LLC REGARDING ITS PROJECT IN THE
GRAND JERSEY REDEVELOPMENT AREA**

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the Grand Jersey Redevelopment Area as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*; and

WHEREAS, the City has adopted the Grand Jersey Redevelopment Plan in order to effectuate the redevelopment of the Grand Jersey Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency ("Agency") and Grand Jersey Waterfront Urban Renewal Associates, LLC ("Redeveloper"), collectively, "the Parties," entered into a redevelopment agreement dated June 23, 2005, for a two-phase development of a project in the Grand Jersey Redevelopment Area and subsequent amendments thereto collectively ("Agreement"); and

WHEREAS, on January 19, 2016 the Agency's Board of Commissioners approved the extension of the Due Diligence period until March 1, 2016; and

WHEREAS, the Parties are still negotiating further amendments to be made part of the Agreement; and

WHEREAS, the Parties desire to extend the Due Diligence period until March 16, 2016; and

WHEREAS, the Parties agree that should they fail to reach agreement on further amendments by March 16, 2016, the Due Diligence period shall expire.

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

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

Section 2. The Due Diligence period described in the Agreement is extended until March 16, 2016.

Section 3. This extension is granted without prejudice to any rights, duties or obligations in the redevelopment agreement or any amendment thereto. Nothing contained in the herein resolution shall constitute a waiver of rights, a declaration against interest, or admission of liability in connection with the redevelopment agreement or any amendment thereto or applicable law.

Section 4. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to execute and to undertake all actions necessary to effectuate this Resolution.

Section 5. All other provisions of the Agreement remain unchanged.

Section 6. This Resolution shall take effect immediately.

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

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 February 16, 2016.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RECOGNIZING THE FORMATION OF A NEW ENTITY KNOWN AS 100 HOBOKEN AVENUE PARTNERS URBAN RENEWAL, LLC BY 100 HOBOKEN AVENUE PARTNERS, LLC FOR PROPERTY LOCATED WITHIN THE HOBOKEN AVENUE REDEVELOPMENT AREA

WHEREAS, by Resolution dated December 15, 2016 the Board of Commissioners designated 100 Hoboken Avenue Partners, LLC, whose principal member is Jonathan Schwartz, as the redeveloper for property located at Block 6001, Lot 40 with a street address of 100 Hoboken Avenue; and

WHEREAS, the Redeveloper has requested that the Board recognize the formation of a new entity known as 100 Hoboken Avenue Partners Urban Renewal, LLC; and

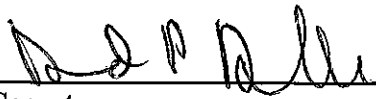
WHEREAS, 100 Hoboken Avenue Partners Urban Renewal, LLC has submitted proof of its filing with the Department of Community Affairs for said urban renewal entity; and

WHEREAS, the Redeveloper has disclosed that the principals of the urban renewal entity are the same and have the same identity of interest as the original designation.

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) approval of the formation of the entity known as 100 Hoboken Avenue Partners Urban Renewal, LLC is hereby granted;
- 3) authorization to execute a Redevelopment with this new entity is hereby approved.

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


Secretary

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

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT OF THE REDEVELOPMENT AGREEMENT AND PLEDGE AGREEMENT BETWEEN THE AGENCY AND REDEVELOPER FOR ONE JOURNAL SQUARE PROJECT LOCATED AT BLOCK 9501, LOT 23 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

WHEREAS, the Jersey City Redevelopment Agency ("Agency") and One Journal Square Partners Urban Renewal Company LLC, and One Journal Square Tower North Urban Renewal Company LLC, and One Journal Square Tower South Urban Renewal Company LLC, including its successors and assigns (Collectively, "Redeveloper") entered into a Redevelopment Agreement ("Agreement") dated April 2015 (hereinafter referred to as the "Agreement") and Pledge Agreement dated April 2015 (hereinafter referred to as "Pledge") annexed to the Agreement as Exhibit D, pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-A-1 et seq.; and

WHEREAS, on January 19, 2016, the Board of Commissioners adopted Resolution 16-01-24 authorizing a First Amendment amending the payment schedule in the Redevelopment Agreement and Pledge Agreement to include payment of \$500,000.00 of a non-refundable Cash Contribution on or before January 15, 2016, and delivery of an irrevocable Direct Pay Letter of Credit to the Agency in the amount of two million dollars (\$2,000,000.00) no later than February 29, 2016, subject to terms and conditions as may be agreed to by the Parties in the amendment; and

WHEREAS, the Parties are now desirous of further amending the Agreement and Pledge Agreement to modify the designation of the Cash Contribution; and

WHEREAS, the Parties agree the amendment shall specify that the Cash Contribution shall be used solely to promote, develop and fund the arts, or other cultural and educational activities, events and programs impacting and benefitting the Journal Square Redevelopment Area; and

WHEREAS, the Parties agree that said amendment shall be memorialized in a Second Amendment to the Redevelopment Agreement and Pledge Agreement.

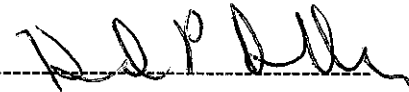
NOW THEREFORE, by the Board of Commissioners of the Jersey City Redevelopment Agency authorizes an amendment to the Redevelopment Agreement and Pledge Agreement as follows:

1. The Parties agree that the Agreement and Pledge Agreement shall each be amended to specify that the Cash Contribution shall be designated and used solely to promote, develop and fund the arts, or other cultural and educational activities, events and programs impacting and benefitting the Journal Square 2060 Redevelopment Plan Area.

16-2-11

2. This Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that the Chairman, Vice Chair and/or Secretary are hereby authorized to execute any and all documents, in order to effectuate the purposes set forth herein subject to the review and approval of the Agency's General Counsel


Secretary

Certified to be a true and correct copy of a Resolution adopted by the Board of Commissioners at their Regular Meeting dated February 16, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSEN T</u>
Hon. Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Hon. Rolando R. Lavarro, Jr.	✓			
Donald R. Brown	✓			
John D. Petkanas				✓
Russell J. Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR AGENCY OWNED PROPERTY LOCATED IN BLOCK 15502, LOTS 3 & 4 AND KNOWN AS 525-531 GRAND STREET WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA AND APPROVING CONVEYANCE OF SAID PARCEL TO BELOVED COMMUNITY CHARTER SCHOOL, INC.

WHEREAS, the Jersey City Redevelopment Agency (Agency) is the owner of property located at 525-531 Grand Street in Block 15502, Lots 4 and 3, respectively, within the Lafayette Park Redevelopment Area; and

WHEREAS, subject to certain provisions of the Redevelopment Agreement between the Jersey City Redevelopment Agency and Beloved Community Charter School, Inc. (Redeveloper), title to the aforementioned parcel shall be conveyed to the Redeveloper via Bargain and Sale Deed for the construction of a middle school; and

WHEREAS, the referenced property was appraised by Cooney Bovasso Realty Advisors, Inc. to have a market value of **\$50,000.00**; and

WHEREAS, the appraisal is dated September 30, 2014; and

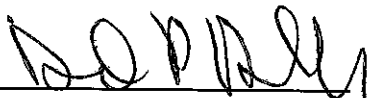
WHEREAS, a hard copy of the appraisal is on file with the Agency.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency accepts the valuation of \$50,000.00 of the Appraiser as having been performed in a competent manner and in accordance with applicable State Laws.

BE IT FURTHER RESOLVED, that the Agency is authorized to convey said property located at 525-531 Grand Street in Block 15502, Lots 4 and 3, respectively, within the Lafayette

16-02- 12

Park Redevelopment Area to the Redeveloper for the sum referenced above, and the Chairman, Vice-Chairman and/or Secretary of the Jersey City Redevelopment Agency are hereby authorized to enter into a deed between the Agency and the Redeveloper, and to execute any and all documents deemed necessary to effectuate this Resolution subject to review and approval of the Agency 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 February 16, 2016.

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

SEE SHEET 154

JOHNSTON
AVENUE

FAIRMOUNT AVENUE

SEE SHEET 173

SEE SHEET 136

STREET

PRIOR
STREET

MANNING
AVENUE

15503

WOODWARD

STREET

.09

3 82.67 4 35.6 6.52 111.1

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

SCALE 1" = 50' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.

J & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY. 07748

COLLECTIONS - 18

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED TRAJECTORY DESIGN (CATO) AND COORDINATE GEOMETRY

155

SEE SHEET 156

SEE SHEET 174

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A TURNKEY REDEVELOPMENT AGREEMENT WITH PINNACLE DEVELOPMENT GROUP, INC. FOR VETERANS HOUSING TO BE CONSTRUCTED AT 665 OCEAN AVENUE WITHIN MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated January 19, 2016, Pinnacle Development Group, Inc was designated as Redeveloper ("Redeveloper") for the construction of veterans housing at 665 Ocean Avenue, Block 22602, Lot 6 within the Martin Luther King Drive Redevelopment Area (see attached map); and

WHEREAS, Pinnacle Development Group Inc. has agreed to carry out the Agency's intent to construct eight (8) residential units with associated commercial space on the ground floor; and

WHEREAS, construction of the project will have substantial public benefits to the City of Jersey City by providing housing for homeless veterans; and

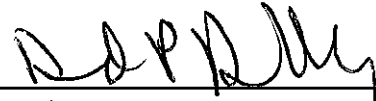
WHEREAS, the execution of a Turnkey Redevelopment Agreement and any future related agreements are required in order to implement the project; and

WHEREAS, the project will be constructed in accordance with the terms and conditions of the Turnkey Redevelopment Agreement and the Martin Luther King Drive Redevelopment Plan.

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

- 1)** the above recitations are incorporated herein as if set forth at length;
- 2)** authorization to execute a Turnkey Redevelopment Agreement and/or any related documents with Pinnacle Development Group, Inc. is hereby granted for the construction/renovation of 665 Ocean Avenue into eight (8) residential units and commercial space on the ground floor;
- 3)** The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of the Turnkey Redevelopment Agreement and this Resolution;

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


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 February 16, 2016.

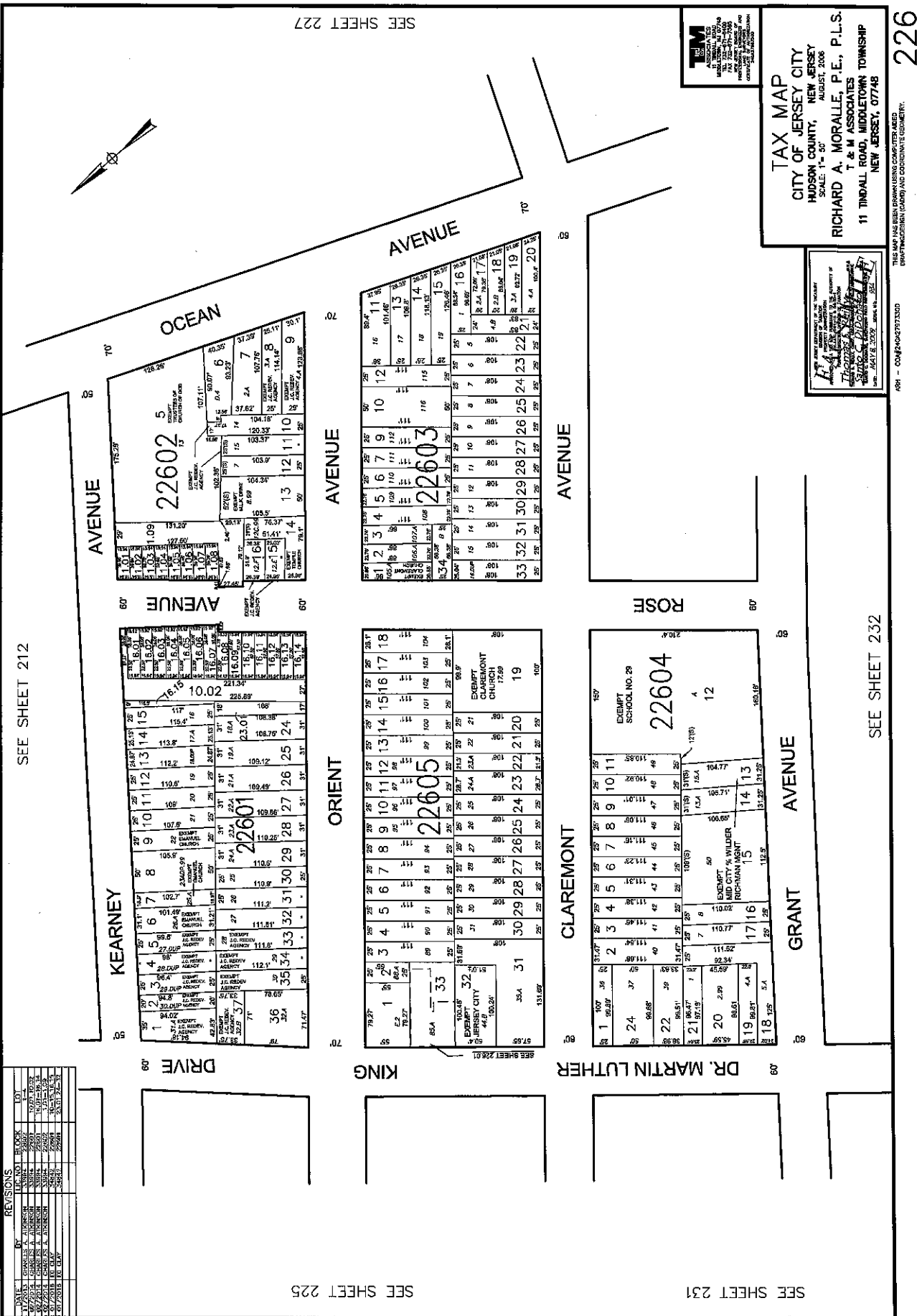
RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Donald R. Brown	✓			
John D. Petkanas				✓
Russell Verducci				✓

DATE	BY	REVISIONS
11/01/01	BY: J. J. JONES	1.00
11/01/01	BY: J. J. JONES	1.01
11/01/01	BY: J. J. JONES	1.02
11/01/01	BY: J. J. JONES	1.03
11/01/01	BY: J. J. JONES	1.04
11/01/01	BY: J. J. JONES	1.05
11/01/01	BY: J. J. JONES	1.06
11/01/01	BY: J. J. JONES	1.07
11/01/01	BY: J. J. JONES	1.08
11/01/01	BY: J. J. JONES	1.09
11/01/01	BY: J. J. JONES	1.10
11/01/01	BY: J. J. JONES	1.11
11/01/01	BY: J. J. JONES	1.12
11/01/01	BY: J. J. JONES	1.13
11/01/01	BY: J. J. JONES	1.14
11/01/01	BY: J. J. JONES	1.15
11/01/01	BY: J. J. JONES	1.16
11/01/01	BY: J. J. JONES	1.17
11/01/01	BY: J. J. JONES	1.18
11/01/01	BY: J. J. JONES	1.19
11/01/01	BY: J. J. JONES	1.20

SEE SHEET 212

SEE SHEET 225

SEE SHEET 231



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

ASR - COA 24067973200

SEE SHEET 232

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NUMBER 16-02-BD2 WITH BROWNFIELD
REDEVELOPMENT SOLUTIONS, INC (BRS) FOR SERVICES
WITHIN THE MARTIN LUTHER KING DRIVE
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 prepare a HUD NEPA Environmental Review on 665 Ocean Avenue (Block 22602, Lot 6) within the Martin Luther King Drive Redevelopment Area; and

WHEREAS, Brownfield Redevelopment Solutions, Inc provided a proposal to provide said services dated February 4, 2016 in the amount of \$2,770; and

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

WHEREAS, in accordance with Local Public Contracts Law N.J.S.A. 40A:11-1 et seq., contracts under \$17,500.00 do not required 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 the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 16-02-BD2 with Brownfield Redevelopment Solutions, Inc in an amount not to exceed \$ 2,770.


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 February 16, 2016.

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



February 4, 2016

Mr. Benjamin Delisle
Director of Development
Jersey City Redevelopment Agency
66 York Street, 2nd floor
Jersey City, New Jersey 07302
Via email: DelisleB@jcnj.org

**RE: HUD NEPA ENVIRONMENTAL REVIEW
665 OCEAN AVENUE, JERSEY CITY, NEW JERSEY**

Dear Mr. Delisle:

BRS, Inc. is pleased to submit this proposal to complete Environmental Reviews for the above referenced ("target") properties under the U. S. Department of Housing and Urban Development (HUD) National Environmental Policy Act (NEPA) implementing regulations of 24 CFR Part 58. HUD NEPA Environmental Reviews are required for all projects or activities that receive HUD assistance.

Scope of Work

The following presents an overview of BRS's proposed activities to provide HUD NEPA Environmental Review (ER) services. All ER work shall be prepared in strict accordance with the environmental compliance procedures and requirements contained in 24 CFR Part 58 (Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities) and any applicable HUD Environmental Review Guide documents.

This pricing proposal is based on the following assumptions regarding planned activities at the target properties:

- Each of the target properties are being acquired for the following purpose: Rehabilitation of Residential Housing (3 units), with no increase in the number of units and no change of land usage (e.g. a change of usage from residential to commercial usage.). The purpose of the renovations is energy efficiency upgrades including improvements to the building insulation and mechanical systems.
- The target properties do not contain any conditions of significant environmental impact requiring additional investigation or research on the part of BRS. If additional investigation or research is required to clear such conditions, an additional fee will be required.

BRS shall be responsible for confirming the specifics of each ER prior to commencing work, including:

- The applicable level of Environmental Review necessary for the Project.
- The applicable submittal/process type for the Environmental Review.
- The location, condition, and disposition of each property included in the Project.
- Conducting the Environmental Review site visit.
- Preparing the mapping for the Environmental Review.

To determine project conditions necessary to confirm the specifics of each Environmental Review, BRS will research all reasonably accessible sources of information from the New Jersey Department of Environmental Protection (NJDEP) or other sources that are readily available for the project that may be accessed in a condensed time-frame. BRS can mobilize quickly to perform the site visit for the ER.

Following the data gathering period and prior to the commencement of work, BRS shall prepare and submit a memo summarizing the findings of the data gathering as well as the requisite mapping and form. The deliverables will be submitted in electronic format (PDF) and two (2) hard copies. The deliverables shall be completed within two weeks of notice to proceed.

Cost Estimate

BRS proposes to conduct the ER for a lump sum price of \$2,770.

If this proposal is acceptable, please sign below and return one copy. If you have any questions, please do not hesitate to contact me at 732-859-0831.

Very Truly Yours,



Leah Yasenchak
Brownfield Redevelopment Solutions, Inc.

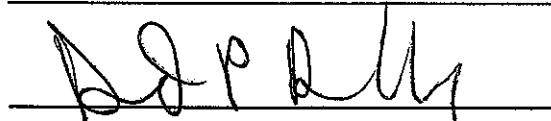
Cc: Susan Kolich, BRS

AUTHORIZATION:

Date:

2-16-16

Signature:



Printed Name:

DAVID P. Donnelly



BRSinc

739 Stokes Road, Units A & B, Medford, NJ 08055

PO Box 2293, Medford Lakes, NJ 08055

t (856) 964-6456 • f (732) 782-0404 • www.BRSinc.com

Cost Estimate Assumptions and Conditions

1. The scope of services is limited to conducting an ER. Should an Environmental Review Record (ERR) be required, a cost estimate can be provided.
2. The scope of services is limited to conducting Environmental Reviews for properties subject to the renovation activities as listed in the proposal. Should the planned activities change, the proposal may require modification.
3. Sub-consultants are not expected to be needed for the scope of work. In the event that additional activities are performed which would require subcontractors, subcontractor costs would contain a 12% markup.
4. This Agreement may be modified with the mutual consent of both parties. All modifications must be made in writing and must be signed by authorized representatives of the Client and BRS.
5. The obligation to provide services under this Agreement may be terminated by either party upon five days written notice. In the event of termination, BRS will be paid for all services rendered and reimbursable expenses incurred to the date of the termination.
6. BRS shall be entitled to use, for promotional purposes, the Client's name, a general description of the services performed, and a general description of the project, unless requested by the Client not to do so.
7. BRS will generate project invoices on a monthly basis. Payment is due upon receipt of invoice. Invoices past due for 45 days or more may be subject to a 5% finance charge.



739 Stokes Road, Units A & B, Medford, NJ 08055
PO Box 2293, Medford Lakes, NJ 08055
t (856) 964-6456 • f (732) 782-0404 • www.BRSinc.com

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF THE CROSS ACCESS EASEMENT AGREEMENT FOR PROPERTY LOCATED IN THE MARTIN LUTHER KING DRIVE (HUB) REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency is the owner of property located at 360-398 MLK Drive (Block 21201, formerly Lot 17) in the Martin Luther King Drive (HUB) Redevelopment Area; and

WHEREAS, the Agency has caused to be prepared a Cross Access Easement Agreement among the Jersey City Redevelopment Agency, as Grantor, Jersey City Municipal, LLC as Grantee, the City of Jersey City as Lessee and the Martin Luther King Drive Urban Renewal Joint Venture Partnership; and

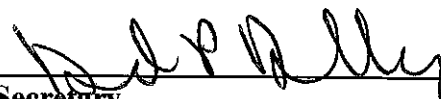
WHEREAS, the Grantee is the contract purchaser of a contiguous parcel of land, Block 21207, Lot 17.01, which is to be developed with a building and improvements and leased to the Lessee as office space for City employees as further defined in Exhibit A; and

WHEREAS, the Agency as Grantor desires to grant to Jersey City Municipal, LLC as Grantee an easement over Lot 17.02 for the purpose of providing sidewalks, driveways, parking spaces and other common areas for ingress and egress and tying into existing utility lines located on the Shopping Center property, both for the benefit of the Municipal Building Property on, over and across the Shopping Center as further defined in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitations are incorporated herein as if set forth at length; 2) authorization be and is hereby given for the Agency to enter into a Cross Access Easement

Agreement with the Jersey City Municipal, LLC, City of Jersey City and the Martin Luther King Drive Urban Renewal Joint Venture Partnership for the purposes set forth above; and 3) approval of the form of Cross Access Easement Agreement is hereby granted.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 16, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 14-03-BD1 WITH COONEY BOVASSO REALTY ADVISORS, INC. FOR APPRAISAL SERVICES IN CONNECTION WITH 417 COMMUNIPAW AVENUE & 139 WOODWARD STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, on March 18, 2014, the Jersey City Redevelopment Agency Board of Commissioners authorized entering into Professional Services Agreement #14-03-BD1 with the firm of Cooney Bovasso Realty Advisors, Inc. (Appraiser) for appraisal services as may be required for properties located at 417 Communipaw Avenue and 139 Woodward Street (Steel Technologies), Block 18901, Lots 23 & 29, respectively, within the Morris Canal Redevelopment Area for an amount not to exceed \$4,900.00; and

WHEREAS, there is a need for Cooney Bovasso to prepare an update of the original appraisal; and

WHEREAS, Contract #14-03-BD1 has exceeded its one-year authorization and therefore, requires extension; and

WHEREAS, at this time the Agency finds it necessary to renew and extend the said contract for a one (1) year period through February 28, 2017; and

WHEREAS, there will be an increase of \$4,800.00 to the contract for a new total amount not to exceed \$9,700.00; and


WHEREAS, all terms, conditions and provisions of the original Contract shall remain in full force and effect; and

WHEREAS, the 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 public 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 the Chairman, Vice Chairman and/or Secretary are hereby authorized to renew and extend the term of Professional Services Agreement 14-03-BD1 with Cooney Bovasso Realty Advisors, Inc. through February 28, 2017, and to maintain the original scope of services.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Regular Meeting dated February 16, 2016.

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

Cooney Bovasso Realty Advisors, Inc.

www.cbrealtyadvisors.com

Real Property Valuation & Consultation

K. Sean Cooney, MAI

Robert J. Bovasso, Jr., MAI

71 Union Avenue, Suite 205

Rutherford, NJ 07070

(201) 935-7600 Voice

(201) 935-7650 Fax

February 10, 2016

Ms. Maureen Mortola
Real Estate Manager
Jersey City Redevelopment Agency
30 Montgomery Street, Suite 900
Jersey City, NJ 07302

***RE: Proposal for Professional Valuation Services
417 Communipaw Avenue
139 Woodward Street
Jersey City, NJ
Block 18901, Lots 23 & 29***

Dear Ms. Mortola:

In accordance with your request, this proposal is made with reference to providing a market value appraisal report of the fee simple estate of the above-captioned property as of a current date. The report will be utilized in connection with the potential purchase of the subject.

The subject property consists of a 3.433± acre parcel of land improved with an older industrial complex used by steel fabricator for manufacturing and warehousing purposes. The buildings contain approximately 55,000 sf, but most of the improvements are in poor condition and not in use.

Our fee for the assignment is \$4,800. Three (3) copies of each report will be delivered in approximately five (5) weeks from authorization to proceed. The report will be prepared in a narrative format and all applicable approaches to value will be utilized.

The report will be made in accordance with the *Uniform Standards of Professional Appraisal Practice* and the standards and ethics of the Appraisal Institute. The report will also comply with Green Acres Appraisal Standards.

Furthermore, our fee to review and critique the appraisal report prepared on the subject property by the property owner's appraiser will be billed at \$225 per hour.

Note: this fee will provide an appraisal report based upon the existing industrial use, in accordance with the pre-existing industrial zone. It will not be provide any values based upon the subject's redevelopment zone.

Thank you for your professional consideration and the opportunity to submit this proposal. Kindly call should you have any questions.

Very truly yours,

COONEY BOVASSO REALTY ADVISORS, INC.



Robert J. Bovasso, Jr., MAI
Vice President

Agreed and accepted:

Maureen Mortola (authorization to proceed)

RJB/SV

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 14-03-BD2 WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR APPRAISAL SERVICES IN CONNECTION WITH 417 COMMUNIPAW AVENUE & 139 WOODWARD STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, on March 18, 2014, the Jersey City Redevelopment Agency Board of Commissioners authorized entering into Professional Services Agreement #14-03-BD2 with the firm of New Jersey Realty Advisory Group, LLC (Appraiser) for appraisal services as may be required for properties located at 417 Communipaw Avenue and 139 Woodward Street (Steel Technologies), Block 18901, Lots 23 & 29, respectively, within the Morris Canal Redevelopment Area for an amount not to exceed \$4,500.00; and

WHEREAS, there is a need for New Jersey Realty Advisors to prepare an update of the original appraisal; and

WHEREAS, Contract #14-03-BD2 has exceeded its one-year authorization and therefore, requires extension; and

WHEREAS, at this time the Agency finds it necessary to renew and extend the said contract for a one (1) year period through February 28, 2017; and

WHEREAS, there will be an increase of \$4,500.00 to the contract for a new total amount not to exceed \$12,000.00; and

WHEREAS, all terms, conditions and provisions of the original Contract shall remain in full force and effect; and

WHEREAS, the 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 public 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 the Chairman, Vice Chairman and/or Secretary are hereby authorized to renew and extend the term of Professional Services Agreement 14-03-BD2 with New Jersey Realty Advisory Group, LLC through February 28, 2017, and to maintain the original scope of services.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Regular Meeting dated February 16, 2016.

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

New Jersey Realty Advisory Group, LLC

2500 Plaza 5, Harborside Financial Center
Jersey City, NJ 07311
Phone: (201) 499-7618
www.njrag.com

333 State Street, PO Box 807
Perth Amboy, NJ 08861
Phone: (732) 853-0271
Fax: (732) 853-0273

February 10, 2016

Maureen F. Mortola
Jersey City Redevelopment Agency
66 York Street
Second Floor
Jersey City, NJ 07302

RE: 417 Communipaw Avenue
& 139 Woodward Street
Jersey City, NJ
Appraisal Update

Dear Ms. Mortola:

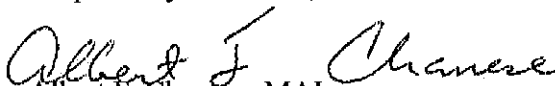
In response to the request, the New Jersey Realty Advisory Group would be able to provide you with an update to the appraisal report for the above captioned property. The purpose of the appraisal is estimate the value of the property for the possible acquisition by the redevelopment agency.

Our fee for this assignment will be \$4,500. The assignment will be completed within 2-3 weeks from the authorization to proceed. We will provide you with 2 bound copies of the report along with an electronic version of the report.

In addition, we will be able to review the appraisal provided by the owner and provide a written response to that appraisal. The cost will be based on an hourly rate of \$200 per hour, not to exceed \$800.

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
EXTENDING THE DESIGNATION OF THE MORRIS CANAL
REDEVELOPMENT AREA COMMUNITY DEVELOPMENT
CORPORATION AS REDEVELOPER WITHIN THE MORRIS
CANAL REDEVELOPMENT AREA**

WHEREAS, on November 17, 2015 the Agency's Board of Commissioners designated the Morris Canal Redevelopment Area Community Development Corporation ("MCRACDC") as redeveloper for properties located at 408-420 Communipaw Avenue within the Morris Canal Redevelopment Area; and

WHEREAS, MCRACDC's designation as the redeveloper was for a period not to exceed ninety (90) days with the option of a thirty (30) day extension at the Executive Director's discretion, to negotiate a Redevelopment Agreement between the parties; and

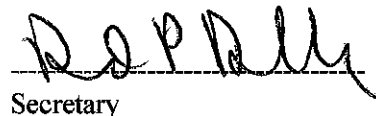
WHEREAS, MCRACDC's designation is set to expire on March 17, 2016, and the Agency's staff is recommending the designation be extended for an additional ninety (90) days from March 17, 2016 with the option of a thirty (30) day extension at the Executive Director's discretion, to continue negotiations of the Redevelopment Agreement between the parties ; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY that:**

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

2. The MCRACDC's designation as the redeveloper for properties at 408-420 Communipaw Avenue shall continue from March 17, 2016, for an additional ninety (90) days with the option of a thirty (30) day extension at the Executive Director's discretion, to negotiate a Redevelopment Agreement between the parties.

BE IT FURTHER RESOLVED that the Chairman, Vice Chair and/or Secretary are hereby authorized to execute any and all documents, in order to effectuate the purposes set forth herein subject to the review and approval of the Agency's General Counsel


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of February 16, 2016

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
CORRECTING AN ADMINISTRATIVE ERROR IN THE
NAME OF THE REDEVELOPER FROM MC MAPLE
LLC TO MC MAPLE HOLDING LLC FOR A PROPERTY
IN BLOCK 19003, LOTS 3-16 WITHIN THE MORRIS
CANAL REDEVELOPMENT AREA**

WHEREAS, on October 20, 2015, the Board of Commissioners adopted Resolution 15-10-18 approving MC Maple, LLC as a transferee and redeveloper with regards to the Property consisting of a portion of the Redevelopment Area on Block 19003, Lots 13-16 and as shown on the official current tax maps of the City (hereinafter "Project Premises" and as further defined in Schedule A annexed to the Redevelopment Agreement); and

WHEREAS, as authorized by Resolution 15-10-18, such transfer to the Redeveloper is contingent upon and effectuated by Redeveloper entering into a new Redevelopment Agreement with the Agency, in which the Redeveloper shall construct an eight (8) story building, of which one floor shall include 21,625 square feet of parking, and which shall include a unit count in accordance with the requirements of the Redevelopment Plan, but which shall not in any case be less than sixty-five (65) units, (the "Project"), in accordance with the terms of this Agreement and the Redevelopment Plan; and

WHEREAS, the Redeveloper has acknowledged an administrative error in the name of the Redeveloper; and

WHEREAS, said error is clerical in nature and does not result in any substantive change in the Entity; and

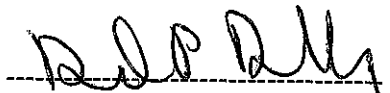
WHEREAS, the Parties seek to correct the administrative error in the name of the Entity from MC Maple LLC to MC Maple Holding LLC by adoption of the herein Resolution.

16-02-19

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 name of the Redeveloper is hereby corrected from MC Maple LLC to MC Maple Holding LLC.
3. All other terms and conditions of the LMD Agreement as it relates to the Property are undisturbed by the execution of the new Redevelopment Agreement and shall remain in full force and effect.

BE IT FURTHER RESOLVED that the Chairman, Vice Chair and/or Secretary are hereby authorized to execute any and all documents, in order to effectuate the purposes set forth herein subject to the review and approval of the Agency's General Counsel


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of February 16, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 16-02-BD1 WITH AWT ENVIRONMENTAL
SERVICES INC. FOR THE SITE REMEDIATION AT
OCEAN/DWIGHT WITHIN THE TURNKEY REDEVELOPMENT
AREA**

WHEREAS, in furtherance of the Turnkey Redevelopment Area, the Executive Director has deemed it necessary to undertake the Site Remediation project of Agency owned property at 441-457 Ocean Ave and 79-81 Dwight Street; and

WHEREAS, said Work is necessary for the development of affordable housing which is planned for the site; and

WHEREAS, in furtherance of the above referenced redevelopment project, the Executive Director had deemed it necessary to advertise for bids for the said project; and

WHEREAS, the subject Notice to Bidders was published in the Jersey Journal and the Star Ledger, newspapers of general circulation, at least ten (10) calendar days prior to the Bid Opening; and

WHEREAS, on February 11, 2016, bids were received and opened for the subject contract; and

WHEREAS, the lowest apparently qualified bidder for the subject contract was AWT Environmental Services, Inc. with a lump sum base bid of \$464,282.80; and

WHEREAS, the Agency has been awarded Federal EPA and State HDSRF Cleanup Grants to complete this work; and

NOW, THEREFORE, BE IT RESOLVED, that the Chairman, Vice-Chairman and/or Secretary are hereby authorized to execute Contract No. 16-02-BD1 in the amount of \$464,282.80 with AWT Environmental Services, Inc. for the Site Remediation 441-457 Ocean Ave and 79-81 Dwight Street.

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


 SECRETARY

Certified to be a true and correct copy of the resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their meeting of February 16, 2016.

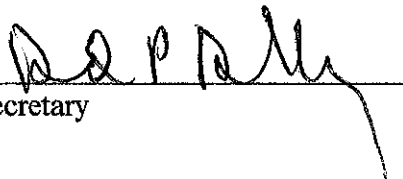
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald Brown	✓			
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
John D. Petkanas				✓
Russell Verducci				✓

COMPANY NAME	BID AMOUNT
Enterprise Network Solutions	\$847,300.00
Creamer Environmental	\$1,641,511.00
T.R. Weniger, Inc	\$980,880.00
AWT Environmental	\$464,282.80
Brightfields, Inc	\$594,479.00
TTI Environmental	\$1,123,694.00
Vollers	\$795,500.00

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF FEBRUARY 16, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of February 16, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of February 16, 2016 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 16, 2016.

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

Run date: 02/08/2016 @ 10:32
Bus date: 02/08/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

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Stage date.....: *All*
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Account Mask...: AXX XXX.XX

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 215.11 - Deferred Compensation				
615 METLIFE		615 METLIFE		
20148	DEFERRED SALARY PER ATTACHED	1	Inv	710.00
615 METLIFE		*** Vendor total ***		710.00
917 66 YORK STREET, LLC				
20149	DEFERRED SALARY PER ATTACHED	917 66 YORK STREET, LLC		
		1	Inv	710.00
917 66 YORK STREET, LLC		*** Vendor total ***		710.00
*** Account total ***				1,420.00
A10 215.11 - Deferred Compensation				
A10 610.03 - Project - Financial/Accounting				
761 BLACKBAUD FUNDWARE		761 BLACKBAUD FUNDWARE		
20150	FINANCIAL EDGE CONSULTING SVCS	1	Inv	9,950.00
761 BLACKBAUD FUNDWARE		*** Vendor total ***		9,950.00
*** Account total ***				9,950.00
A10 610.03 - Project - Financial/Accounting				
A10 610.05 - Project - Appraisals				
898 NEW JERSEY REALTY ADVISORY GRO		898 NEW JERSEY REALTY ADVISORY GRO		
20146	APPRAISAL OF 308 WHITON STREET	1	Inv	1,500.00
898 NEW JERSEY REALTY ADVISORY GRO		*** Vendor total ***		1,500.00
*** Account total ***				1,500.00
A10 610.05 - Project - Appraisals				
A10 610.08 - Project - Other Expense				
161 PUBLIC SERVICE ELECTRIC & GAS		161 PUBLIC SERVICE ELECTRIC & GAS		
20139	ELECTRIC & GAS SERVICES 405 OC	1	Inv	45.14
20140	ELECTRIC SERVICES - 405 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	34.49
20141	ELECTRIC & GAS SERVICES 407 OC	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	122.67
20142	ELECTRIC SERVICES - 407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	48.90
20143	ELECTRIC SERVICES - 407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	42.94
161 PUBLIC SERVICE ELECTRIC & GAS		*** Vendor total ***		294.14
*** Account total ***				294.14
A10 610.08 - Project - Other Expense				
A10 620.06 - GD - Other Expense				
186 IN-LINE AIR CONDITIONING CO.,		186 IN-LINE AIR CONDITIONING CO.,		
20144	REPLACE COMPRESSOR FOR MAIN OF	1	Inv	4,385.00
186 IN-LINE AIR CONDITIONING CO.,		*** Vendor total ***		4,385.00
*** Account total ***				4,385.00
A10 620.06 - GD - Other Expense				

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JCRA
Invoice Distribution Report

OTDIST.L01 Page 2

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 650.01 - Office Rent				
	917 66 YORK STREET, LLC			
	20147 RENT FOR THE MONTH OF MARCH, 2	917 66 YORK STREET, LLC		
		1	Inv	10,367.23
	917 66 YORK STREET, LLC		*** Vendor total ***	10,367.23
A10 650.01 - Office Rent			*** Account total ***	10,367.23
A10 670.08 - Miscellaneous Operating Exp.				
	496 TREASURER-STATE OF NEW JERSEY			
	20145 SITE REMEDIATION - PERMIT FEE	496 TREASURER-STATE OF NEW JERSEY		
		1	Inv	205.00
	496 TREASURER-STATE OF NEW JERSEY		*** Vendor total ***	205.00
A10 670.08 - Miscellaneous Operating Exp.			*** Account total ***	205.00
A20 610.11 - Exterior Maintenance				
	1029 PINNACLE DEVELOPMENT			
	20151 PYMT. # 3 - DEMOLITION-663-665	1029 PINNACLE DEVELOPMENT		
		1	Inv	37,164.00
	1029 PINNACLE DEVELOPMENT		*** Vendor total ***	37,164.00
A20 610.11 - Exterior Maintenance			*** Account total ***	37,164.00
* Report total *			*** Total ***	65,285.37

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Bus date: 01/25/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

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Account Mask....: AXX XXX.XX

Run date: 01/25/2016 @ 11:37
Bus date: 01/25/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp.				
	161 PUBLIC SERVICE ELECTRIC & GAS			
	20135 TEMPORARY SERVICES-@ 665 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	630.00
	161 PUBLIC SERVICE ELECTRIC & GAS		*** Vendor total ***	630.00
A10 670.08 - Miscellaneous Operating Exp.			*** Account total ***	630.00
* Report total *			*** Total ***	630.00

Run date: 02/16/2016 @ 12:48
Bus date: 02/16/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

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Change date....: *All*
Stage date.....: *All*
Print zero.....: Do not print zero amounts
Account Mask...: AXX XXX.XX

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 215.11 - Deferred Compensation				
615 METLIFE				
20148	DEFERRED SALARY PER ATTACHED	615 METLIFE		
		1	Inv	710.00
20149	DEFERRED SALARY PER ATTACHED	615 METLIFE		
		1	Inv	710.00
615 METLIFE			*** Vendor total ***	1,420.00
A10 215.11 - Deferred Compensation				
			*** Account total ***	1,420.00
A10 520.04 - Dental				
183 BARBARA A. AMATO				
20178	DENTAL REIMBURSEMENT 2/09/2016	183 BARBARA A. AMATO		
		1	Inv	530.00
183 BARBARA A. AMATO			*** Vendor total ***	530.00
A10 520.04 - Dental				
			*** Account total ***	530.00
A10 610.01 - Project - Legal				
145 MCMANIMON AND SCOTLAND BAUMANN				
20154	LEGAL SERVICES-CHINA CONSTRUCT	145 MCMANIMON AND SCOTLAND BAUMANN		
		1	Inv	1,595.00
145 MCMANIMON AND SCOTLAND BAUMANN			*** Vendor total ***	1,595.00
1025 MCNALLY & KACZYNSKI, LLC				
20189	LEGAL SERVICES - JOURNAL SQUAR	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	376.50
20190	LEGAL SERVICES - JOURNAL SQUAR	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	1,242.50
20191	LEGAL SERVICES - LIBERTY HARBO	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	752.50
20192	LEGAL SERVICES - 633 GRAND STR	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	245.00
20193	LEGAL SERVICES - 24 MONTICELLO	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	140.00
20194	LEGAL SERVICES - 308 WHITON ST	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	87.50
20195	LEGAL SERVICES - 308 WHITON ST	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	1,575.00
1025 MCNALLY & KACZYNSKI, LLC			*** Vendor total ***	4,419.00
A10 610.01 - Project - Legal				
			*** Account total ***	6,014.00
A10 610.02 - Project - Environmental				
53 DRESDNER ROBIN ENVIRON MGMT				
20182	ENVIRON. SERVICES-BERRY LANE P	53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	8,637.85
53 DRESDNER ROBIN ENVIRON MGMT			*** Vendor total ***	8,637.85
104 POTOMAC-HUDSON ENVIRONMENTAL I				
20185	ENVIRON. SERVICES - SCIRECH/MU	104 POTOMAC-HUDSON ENVIRONMENTAL I		
		1	Inv	2,947.50
104 POTOMAC-HUDSON ENVIRONMENTAL I			*** Vendor total ***	2,947.50

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.02 - Project - Environmental		*** Account total ***		11,585.35
A10 610.03 - Project - Financial/Accounting				
56 LERCH, VINCI & HIGGINS, LLP	20170 PREPARATION OF 2016 BUDGET	56 LERCH, VINCI & HIGGINS, LLP		
		1	Inv	3,500.00
56 LERCH, VINCI & HIGGINS, LLP		*** Vendor total ***		3,500.00
761 BLACKBAUD FUNDWARE	20150 FINANCIAL EDGE CONSULTING SVCS	761 BLACKBAUD FUNDWARE		
		1	Inv	9,950.00
761 BLACKBAUD FUNDWARE		*** Vendor total ***		9,950.00
A10 610.03 - Project - Financial/Accounting		*** Account total ***		13,450.00
A10 610.05 - Project - Appraisals				
52 COONEY BOVASSO REALTY ADVISORS	20181 APPRAISAL SERVICE - 100 HOBOKEN	52 COONEY BOVASSO REALTY ADVISORS		
		1	Inv	2,700.00
52 COONEY BOVASSO REALTY ADVISORS		*** Vendor total ***		2,700.00
898 NEW JERSEY REALTY ADVISORY GRO	20146 APPRAISAL OF 308 WHITON STREET	898 NEW JERSEY REALTY ADVISORY GRO		
		1	Inv	1,500.00
898 NEW JERSEY REALTY ADVISORY GRO		*** Vendor total ***		1,500.00
A10 610.05 - Project - Appraisals		*** Account total ***		4,200.00
A10 610.07 - Project - Engineering				
861 AMEC E & FOSTER, INC.	20196 JCRA BID DOCUMENT PREPARATION	861 AMEC E & FOSTER, INC.		
		1	Inv	40,802.58
861 AMEC E & FOSTER, INC.		*** Vendor total ***		40,802.58
A10 610.07 - Project - Engineering		*** Account total ***		40,802.58
A10 610.08 - Project - Other Expense				
161 PUBLIC SERVICE ELECTRIC & GAS	20139 ELECTRIC & GAS SERVICES 405 OC	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	45.14
20140 ELECTRIC SERVICES - 405 OCEAN		161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	34.49
20141 ELECTRIC & GAS SERVICES 407 OC		161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	122.67
20142 ELECTRIC SERVICES - 407 OCEAN		161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	48.90
20143 ELECTRIC SERVICES - 407 OCEAN		161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	42.94
161 PUBLIC SERVICE ELECTRIC & GAS		*** Vendor total ***		294.14
A10 610.08 - Project - Other Expense		*** Account total ***		294.14

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 620.06 - GD - Other Expense				
	186 IN-LINE AIR CONDITIONING CO.,			
	20144 REPLACE COMPRESSOR FOR MAIN OF	186 IN-LINE AIR CONDITIONING CO.,		
		1	Inv	4,385.00
	20152 REPLACE ETD BOARD BOARD-BETZ C	186 IN-LINE AIR CONDITIONING CO.,		
		1	Inv	647.75
	20153 REPLACE MOTOR PULLEY -BETZ-CER	186 IN-LINE AIR CONDITIONING CO.,		
		1	Inv	485.00
	186 IN-LINE AIR CONDITIONING CO.,			
		*** Vendor total ***		5,517.75
A10 620.06 - GD - Other Expense				
		*** Account total ***		5,517.75
A10 650.01 - Office Rent				
	917 66 YORK STREET, LLC			
	20147 RENT FOR THE MONTH OF MARCH, 2	917 66 YORK STREET, LLC		
		1	Inv	10,367.23
	917 66 YORK STREET, LLC			
		*** Vendor total ***		10,367.23
A10 650.01 - Office Rent				
		*** Account total ***		10,367.23
A10 660.01 - Liability Insurance				
	748 ADMIRAL INSURANCE COMPANY			
	20168 PAULETTE YOUNG V. JCRA	748 ADMIRAL INSURANCE COMPANY		
		1	Inv	240.10
	748 ADMIRAL INSURANCE COMPANY			
		*** Vendor total ***		240.10
A10 660.01 - Liability Insurance				
		*** Account total ***		240.10
A10 670.02 - Dues and Subscriptions				
	1036 GANN LAW BOOKS			
	20172 NJ TITLES 40-40A & 2015 NJ ZON	1036 GANN LAW BOOKS		
		1	Inv	277.50
	1036 GANN LAW BOOKS			
		*** Vendor total ***		277.50
A10 670.02 - Dues and Subscriptions				
		*** Account total ***		277.50
A10 670.03 - Office Supplies				
	69 STAPLES, INC			
	20202 OFFICE SUPPLIES FOR JANUARY,20	69 STAPLES, INC		
		1	Inv	1,225.10
	69 STAPLES, INC			
		*** Vendor total ***		1,225.10
A10 670.03 - Office Supplies				
		*** Account total ***		1,225.10
A10 670.04 - Printing and Advertising				
	72 THE EVENING JOURNAL ASSOCIATIO			
	20200 PUBLIC NOTICE - ARTICLES FOR J	72 THE EVENING JOURNAL ASSOCIATIO		
		1	Inv	365.86
	72 THE EVENING JOURNAL ASSOCIATIO			
		*** Vendor total ***		365.86
A10 670.04 - Printing and Advertising				
		*** Account total ***		365.86

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.05 - Postage				
94	FEDERAL EXPRESS	94 FEDERAL EXPRESS		
	20188 OVERNIGHT DELIVERIES	1	Inv	309.01
94	FEDERAL EXPRESS	*** Vendor total ***		309.01
A10 670.05 - Postage				
		*** Account total ***		309.01
A10 670.06 - Rental of Equipment				
644	TOSHIBA FINANCIAL SERVICES	644 TOSHIBA FINANCIAL SERVICES		
	20171 COLOR COPIER - S/NCLE3129321	1	Inv	1,256.49
644	TOSHIBA FINANCIAL SERVICES	*** Vendor total ***		1,256.49
884	TWIN ROCKS SPRING WATER	884 TWIN ROCKS SPRING WATER		
	20174 WATER & COOLER RENTAL	1	Inv	100.45
	20199 TO REPLACE CHECK # 11674	884 TWIN ROCKS SPRING WATER		
		1	Inv	109.30
884	TWIN ROCKS SPRING WATER	*** Vendor total ***		209.75
A10 670.06 - Rental of Equipment				
		*** Account total ***		1,466.24
A10 670.08 - Miscellaneous Operating Exp.				
160	VERIZON WIRELESS	160 VERIZON WIRELESS		
	20169 EMPLOYEE CELL PHONE -12/24-01/	1	Inv	295.42
160	VERIZON WIRELESS	*** Vendor total ***		295.42
495	CENTRAL PARKING SYSTEM	495 CENTRAL PARKING SYSTEM		
	20164 PARKING FEE FOR (12) SPACES@ \$	1	Inv	900.00
495	CENTRAL PARKING SYSTEM	*** Vendor total ***		900.00
496	TREASURER-STATE OF NEW JERSEY	496 TREASURER-STATE OF NEW JERSEY		
	20145 SITE REMEDIATION - PERMIT FEE	1	Inv	205.00
496	TREASURER-STATE OF NEW JERSEY	*** Vendor total ***		205.00
917	66 YORK STREET, LLC	917 66 YORK STREET, LLC		
	20163 ELECTRIC UTILITY , MARCH 2016	1	Inv	718.52
	20166 OPERATING EXPENSES , MARCH,201	917 66 YORK STREET, LLC		
		1	Inv	172.14
917	66 YORK STREET, LLC	*** Vendor total ***		890.66
920	MOISHE'S SELF STORAGE	920 MOISHE'S SELF STORAGE		
	20165 STORAGE RENT - FEB.,2016	1	Inv	700.00
920	MOISHE'S SELF STORAGE	*** Vendor total ***		700.00
933	CRYSTAL POINT CONDOMINIUM ASSO	933 CRYSTAL POINT CONDOMINIUM ASSO		
	20162 MONTHLY MAINTENANCE-MARCH, 201			

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp.					
			*** Continued ***		
	933	CRYSTAL POINT CONDOMINIUM ASSO	1	Inv	130.97
			*** Vendor total ***		130.97
	936	BARNES CONTRACTOR CONSTRUCTION			
		20201 SNOW REMOVAL VARIOUS PROPERTIE	936 BARNES CONTRACTOR CONSTRUCTION		
			1	Inv	38,725.00
	936	BARNES CONTRACTOR CONSTRUCTION			
			*** Vendor total ***		38,725.00
A10 670.08 - Miscellaneous Operating Exp.					
			*** Account total ***		41,847.05
A20 610.01 - Grant - Legal					
	1032	SEDITA CAMPISANO & CAMPIISANO			
		20159 BERRY LANE-J.C. MACELROY INC.	1032 SEDITA CAMPISANO & CAMPIISANO		
			1	Inv	3,334.94
	1032	SEDITA CAMPISANO & CAMPIISANO			
			*** Vendor total ***		3,334.94
A20 610.01 - Grant - Legal					
			*** Account total ***		3,334.94
A20 610.02 - Grant - Environmental					
	53	DRESDNER ROBIN ENVIRON MGMT			
		20179 ENVIRON. SERVICES - BERRY LANE	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	4,920.73
		20183 ENVIRON. SERVICES-MILL CREEK	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	2,346.50
		20184 ENVIRON. SERVICES-PITTSBURGH	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	37,380.19
	53	DRESDNER ROBIN ENVIRON MGMT			
			*** Vendor total ***		44,647.42
	944	BROWNFIELD SCIENCE & TECHNOLOG			
		20180 ENVIRON. SERVICE - OCEAN & DWI	944 BROWNFIELD SCIENCE & TECHNOLOG		
			1	Inv	1,505.00
			2	Inv	1,505.00
			3	Inv	1,505.00
			4	Inv	1,491.50
			5	Inv	1,505.00
		20187 ENVIRON. SERVICES-OCEAN & DWIG	944 BROWNFIELD SCIENCE & TECHNOLOG		
			1	Inv	5.70
			2	Inv	5.70
			3	Inv	1,357.20
			4	Inv	1,357.20
			5	Inv	1,357.20
			6	Inv	23,514.97
			7	Inv	1,351.50
	944	BROWNFIELD SCIENCE & TECHNOLOG			
			*** Vendor total ***		36,460.97
	1013	ADAMS, RENMANN & HEGGAN ASSOCI			
		20177 ENVIRON. SERVICES - MORRIS-BED	1013 ADAMS, RENMANN & HEGGAN ASSOCI		
			1	Inv	350.00
	1013	ADAMS, RENMANN & HEGGAN ASSOCI			
			*** Vendor total ***		350.00
	1019	CUMMING CONSTRUCTION MANAGEMEN			
		20197 CONST. MANAGEMENT-663-665 OCEA	1019 CUMMING CONSTRUCTION MANAGEMEN		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.02 - Grant - Environmental		*** Continued ***		
	1019 CUMMING CONSTRUCTION MANAGEMEN	1	Inv	31,796.27
		*** Vendor total ***		31,796.27
A20 610.02 - Grant - Environmental		*** Account total ***		113,254.66
A20 610.06 - Grant - Architects				
	1000 GRO ARCHITECTS			
	20155 ENGINEERING SERVICES- 665 OCEA	1000 GRO ARCHITECTS		
		1	Inv	6,155.91
	1000 GRO ARCHITECTS	*** Vendor total ***		6,155.91
A20 610.06 - Grant - Architects		*** Account total ***		6,155.91
A20 610.08 - Grant - Other Expenses				
	636 BROWNFIELD REDEVELOPMENT SOLUT			
	20157 EPA GRANT MANGMT. -BERRY LANE	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	208.50
	20158 EPA GRANT MANGMT. - DWIGHT /OC	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	170.75
		2	Inv	111.25
		3	Inv	349.25
	20176 EPA GRANT MANAGEMENT-REVOLVING	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	490.08
	636 BROWNFIELD REDEVELOPMENT SOLUT	*** Vendor total ***		1,329.83
	1019 CUMMING CONSTRUCTION MANAGEMEN			
	20167 665 OCEAN - CONSTRUCTION MANGM	1019 CUMMING CONSTRUCTION MANAGEMEN		
		1	Inv	20,452.00
	1019 CUMMING CONSTRUCTION MANAGEMEN	*** Vendor total ***		20,452.00
	1021 JOHN TO GO - INC.			
	20204 RENTAL ON SITE TOILET-665 OCEA	1021 JOHN TO GO - INC.		
		1	Inv	100.00
	1021 JOHN TO GO - INC.	*** Vendor total ***		100.00
	1033 ABLE EQUIPMENT RENTAL			
	20161 665 OCEAN - EQUIPMENT RENTAL	1033 ABLE EQUIPMENT RENTAL		
		1	Inv	2,166.00
	20205 EQUIPM. RENTAL FOR 665 OCEAN A	1033 ABLE EQUIPMENT RENTAL		
		1	Inv	8,324.00
	1033 ABLE EQUIPMENT RENTAL	*** Vendor total ***		10,490.00
	1035 HECHT TRAILER, LLC			
	20173 RENTAL OF CONST. TRAILER @ 665	1035 HECHT TRAILER, LLC		
		1	Inv	178.95
	1035 HECHT TRAILER, LLC	*** Vendor total ***		178.95
A20 610.08 - Grant - Other Expenses		*** Account total ***		32,550.78
A20 610.11 - Exterior Maintenance				
	1029 PINNACLE DEVELOPMENT			
	20198 DEMOLITION OF 663-665 OCEAN AV	1029 PINNACLE DEVELOPMENT		

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 Bus date: 02/16/2016

JCRA
 Invoice Distribution Report

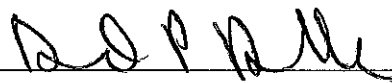
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Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.11 - Exterior Maintenance				
	1029 PINNACLE DEVELOPMENT	1	Inv	38,518.43
		*** Vendor total ***		38,518.43
A20 610.11 - Exterior Maintenance		*** Account total ***		38,518.43
A20 610.15 - Construction				
	965 MAST CONSTRUCTION SERVICES, IN 20156 BERRY LANE- CONSTRUCTION MANGM	965 MAST CONSTRUCTION SERVICES, IN 1	Inv	17,225.00
	965 MAST CONSTRUCTION SERVICES, IN	*** Vendor total ***		17,225.00
	994 FLANAGAN CONTRACTING GROUP, IN 20186 BERRY LANE PARK - SITE IMPROVE	994 FLANAGAN CONTRACTING GROUP, IN 1	Inv	200,014.23
		2	Inv	81,196.99
	994 FLANAGAN CONTRACTING GROUP, IN	*** Vendor total ***		281,211.22
A20 610.15 - Construction		*** Account total ***		298,436.22
A20 630.01 - Grant - Demolition				
	1015 COBRA ENTERPRISES LLC 20175 DEMOLITION OF EXISTING PROPERT	1015 COBRA ENTERPRISES LLC 1	Inv	1,713.00
	1015 COBRA ENTERPRISES LLC	*** Vendor total ***		1,713.00
A20 630.01 - Grant - Demolition		*** Account total ***		1,713.00
A20 660.01 - Liability Insurance				
	147 ANTHONY PETROCCI AGENCY 20160 665 OCEAN - EXTENSION ON LIAB	147 ANTHONY PETROCCI AGENCY 1	Inv	591.15
	20203 EXTENSION ON LIABILITY INS- 66	147 ANTHONY PETROCCI AGENCY 1	Inv	131.47
	147 ANTHONY PETROCCI AGENCY	*** Vendor total ***		722.62
A20 660.01 - Liability Insurance		*** Account total ***		722.62
* Report total *		*** Total ***		634,598.47

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
FEBRUARY 16, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency
have received copies of the Personnel List as of February 16, 2016

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the
Jersey City Redevelopment Agency that the Personnel List as of February 16, 2016 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 February 16, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY TERZETTO NJ, LLC
AS THE REDEVELOPER FOR 524-530 OCEAN AVENUE FOR
VETERAN'S AFFORDABLE HOUSING IN THE OCEAN
BAYVIEW REDEVELOPMENT AREA**

WHEREAS, on November 12, 2015, the Jersey City Redevelopment Agency ("Agency") issued a Request for Proposals for the creation of Veteran's Supportive Housing for property located at 524-530 Ocean Avenue; and

WHEREAS, on January 8, 2016, Terzetto NJ, LLC submitted a proposal outlining their redevelopment plans for the property and made a presentation to the Board of Commissioners on February 16, 2016; and

WHEREAS, the Property is owned by the Jersey City Redevelopment Agency and City of Jersey City ; and

WHEREAS, upon review of the Redeveloper's application, proposal and presentation, the Agency's executive staff recommends the designation of Terzetto NJ, LLC as the Redeveloper; and

WHEREAS, Redeveloper agrees to comply with any requirements to undertake the Project as set forth in the Ocean Bayview Redevelopment Plan; and


WHEREAS, the Agency executive staff recommends the designation of Terzetto NJ, LLC for a period of one hundred twenty (120) days with a thirty (30) day extension at the Executive Director's discretion, to negotiate a Redevelopment Agreement between the parties.

NOW, THEREFORE, BE IT RESOLVED that:

1. The recitals above are incorporated herein as if set forth at length.
2. Terzetto NJ, LLC is designated as Redeveloper for property located at 524-530 Ocean

Avenue within the Ocean Bayview Redevelopment Area for the construction of veterans/affordable housing.

3. The designation shall be for a one hundred twenty (120) day period with an extension of thirty (30) days at the discretion of the Executive Director to negotiate the terms of a Redevelopment Agreement.
4. The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of February 16, 2016

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