

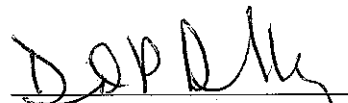
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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

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

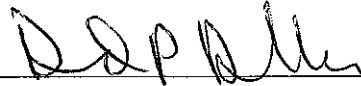
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 19, 2016.

<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	✓			
Erna D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED MARCH 15, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated March 15, 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 April 19, 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.	✓			
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 MARCH 15, 2016**

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of March 15, 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 April 19, 2016

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PRIORE CONSTRUCTION SERVICES AS QUALIFIED REDEVELOPMENT ENTITY AND REDEVELOPER FOR PROPERTY AT 9 MYRTLE AVENUE, BLOCK 23703, LOT 12 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT AND SCATTER SITE REDEVELOPMENT AREA

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

WHEREAS, in compliance with the Abandoned Properties Rehabilitation Act ("APRA") , the Jersey City Redevelopment Agency issued a Request for Qualifications ("RFQ") for Qualified Rehabilitation Entities ("QREs") on January 9, 2015; and

WHEREAS, at its Board Meeting of April 21, 2015 the Agency approved a total of Twenty-five (25) qualification statements in response to the RFQ, which would allow entities to rehabilitate/renovate the selected properties on the (APRA) list; and

WHEREAS, Priore Construction Services was an approved entity to undertake such work; and

WHEREAS, the Agency desires to designate Priore Construction Services for property located at 9 Myrtle Avenue (Block 23703, Lot 12) within the Scatter Site Redevelopment Area; and

WHEREAS, Priore Construction Services is recommended to undertake the above listed project and will be required to enter an agreement for such purposes and provide any additional documentation as determined by the Agency; and

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

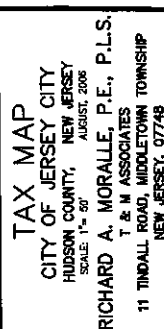
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Priore Construction Services is designated as the Qualified Redevelopment Entity and redeveloper for a Property located at 9 Myrtle Avenue within the Scatter Site Redevelopment Area in accordance with the Abandoned Properties Rehabilitation Act for a period of ninety (90) days with an extension of thirty (30) days at the Executive Director's discretion; and

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


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 19, 2016.

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



SEE SHEET 243

BH - COA126A27973300

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
GEOMETRIC DESIGN (CAD) AND COORDINATE GEOMETRY

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE REDEVELOPMENT AGREEMENT WITH NEW JERSEY COMMUNITY CAPITAL FOR PROPERTY LOCATED AT 671 PALISADE AVENUE BLOCK 1702 LOT 2 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT AND SCATTERED SITES REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated December 11, 2015, New Jersey Community Capital ("Redeveloper") entered into a Memorandum of Agreement (the "MOA") designating the Redeveloper as the redeveloper of the Property and granting it the exclusive right to negotiate and enter into a redevelopment agreement with the Agency for the Property located at 671 Palisade Ave, Block 17502, Lot 2, in accordance with the Abandoned Properties Rehabilitation Act and the Scatted Sites Redevelopment Area; and

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

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

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

WHEREAS, the property located at 671 Palisade Avenue, Jersey City, New Jersey and identified on the City's official tax map as Block 1702, Lot 2 (the "Property") has been placed upon the City's abandoned property list in accordance with the requirements of the NJURA and the APRA; and

WHEREAS, the Property is included within the City's Scattered Sites Redevelopment Plan Area (the "Redevelopment Plan"); and

WHEREAS, pursuant to a Shared Services Agreement dated January 27, 2016, the City entered into an agreement whereby the City authorized the Agency to act as the City's Agent to carry out the City's powers under APRA, which included acquiring abandoned property included on the City's abandoned property list and in contracting with redevelopers to redevelop such property; and

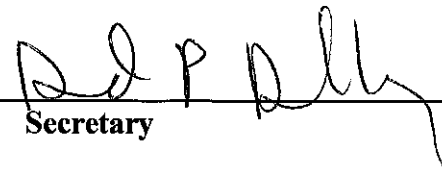
WHEREAS, based upon its review of the submissions and presentations made by representatives of the Redeveloper, the Agency has determined that the Redeveloper has the professional experience and financial capabilities to carry out the redevelopment of the Property in accordance with the Redevelopment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

WHEREAS, the execution of a 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 Redevelopment Agreement and Redevelopment Plan.

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

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) approval of the new Redevelopment Agreement and authorization to execute a Redevelopment Agreement and/or any related documents with New Jersey Community Capital is hereby granted; and
- 4) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of this Resolution; and
- 5) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.



 Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 19, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<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	✓			
Russell Verducci				✓

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
VARIOUS FIRMS FOR PROFESSIONAL ENGINEERING
SERVICES IN ALL PROJECT AREA**

WHEREAS, in compliance with N.J.S.A. 40A:20.4 (Pay to Play Law), the Jersey City Redevelopment Agency issued an RFQ (Request for Qualifications) for Professional Engineering Services on March 23, 2016; and

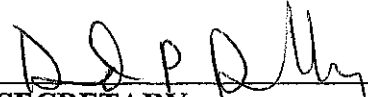
WHEREAS, the Agency received a total of nineteen (19) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to qualify the following firms

- | | |
|--------------------------------------|-------------------------------------|
| 1. T & M Associates | 11. Hatch Mott MacDonald |
| 2. ARH Associates | 12. MASER Consulting, P.A. |
| 3. LANGAN | 13. Remington Varick |
| 4. CME Associates | 14. CP Professional Services |
| 5. Yu & Associates | 15. MidAtlantic Engineering |
| 6. Najarian Associates | 16. Pennoni |
| 7. Dresdner Robin Environmental Mgmt | 17. Suburban Consulting Engineering |
| 8. BRS, Inc. | 18. MFS Engineers |
| 9. Tectonic Engineering & Surveying | 19. Partner Engineering |
| 10. PS&S | |

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that each of the above listed engineering firms be considered qualified to enter into a Professional Services Agreement with the Agency in connection with the services identified in the RFQ.

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


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 19, 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.	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL
SERVICES IN ALL PROJECT AREA**

WHEREAS, in compliance with N.J.S.A. 40A:20.4 (Pay to Play Law), the Jersey City Redevelopment Agency issued an RFQ (Request for Qualifications) for Professional Environmental Services on March 23, 2016; and

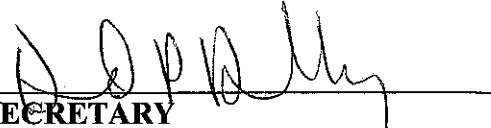
WHEREAS, the Agency received a total of thirty (30) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to qualify the following firms

- | | |
|---|--|
| 1. T & M Associates | 17. Langan |
| 2. Excel Environmental Resources, Inc | 18. WCD Group |
| 3. JM Sorge, Inc | 19. Najarian Associates |
| 4. Partner Engineering and Science, Inc | 20. GZA Geo Environmental, Inc |
| 5. PS&S | 21. Dresdner Robin Environmental Mgmt |
| 6. MidAtlantic Engineering Partners | 22. Remington Vernick & Arango Engineers |
| 7. Pennoni | 23. Maser Consulting, PA |
| 8. TRC Environmental Corp | 24. Sovereign Consulting, Inc. |
| 9. Adams, Rehmann & Heggan | 25. BRS, Inc. |
| 10. CP Professional Services | 26. YU & Assocites |
| 11. Peak Environmental, LLC | 27. Tectonic Engineering |
| 12. Prestige Environmental, Inc | 28. Hillmann Cons |
| 13. Vollers Excavating & Construction | 29. Lewis Consulting Group |
| 14. Hatt Mott MacDonald | 30. BSTI |
| 15. First Environmental | |
| 16. CME Associates | |

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that each of the above listed environmental firms be considered qualified to enter into a Professional Services Agreement with the Agency in connection with the services identified in the RFQ.

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


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 19, 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.	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT NO. 16-04-MPN5 WITH MATHUSEK
SPORTS FLOORS FOR REFINISHING THE GYMNASIUM FLOOR
AT THE BETZ-CERC FACILITY**

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

WHEREAS, in accordance with the Local Public Contracts Law N.J.S.A. 40A:11-2 et seq. contracts under \$21,000.00 do not require competitive bidding; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 16-04-MPN5 in the amount of \$3,950.00 with Mathusek Sports Floors for the reconditioning of the gymnasium floor as stated above at the Betz-Cerc facility

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 19, 2016.

RECORD OF COMMISSIONERS VOTE				
<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.	✓			
Russell J. Verducci				✓

MATHUSEK™

• SPORT FLOORING

April 5, 2016

Jersey City Redevelopment Agency
66 York Street | Jersey City, NJ 07302
ATTENTION: Mary Pat Noonan

Proposed Project: CERC - Screen/Refinish - Gym Floor

Scope of Work:

- Screen the entire floor with screen disks using gym floor buffing machines.
- Clean the surface by vacuuming and tacking with damp towels.
- Apply **TWO (2) COATS** of **MFMA certified 350 V.O.C. oil-modified polyurethane.**

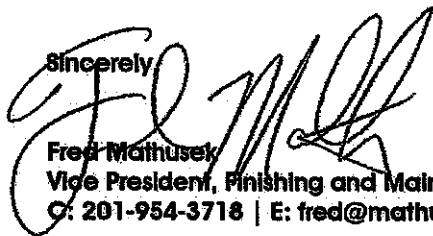
Total Price: \$3,950.00

(This price is based upon using the facility dumpsters.)
Payment terms: 100% upon completion.

Prevailing wages must be paid in order to do this work.

The MFMA does not recommend the use of ANY kind of tape on the surface of a finished maple floor.

Sincerely,



Fred Mathusek
Vice President, Finishing and Maintenance Division
C: 201-954-3718 | E: fred@mathusek.com

Acceptance of proposal:

*Signature,

Title

Print name and title

Friday, November 18, 2016 @ 7AM
Start Date Requested

Purchase Order Number

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 BARNABAS HEALTH, LLC IN THE GRAND JERSEY REDEVELOPMENT AREA

WHEREAS, the Agency and Redeveloper entered into a Redevelopment Agreement, dated December 16, 2014 (hereinafter referred to as the "Agreement") pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-A-1 et seq.; and

WHEREAS, the First Amendment approved on May 19, 2015, extended the due date until June 30, 2015 for the Additional Deposit of Five Million Dollars (\$5,000,000); and

WHEREAS, the Second Amendment approved January 1, 2016, extended the closing date with the Initial Payment coming due on February 20, 2016 and the balance of payment due at the final closing on or before December 31, 2016; and

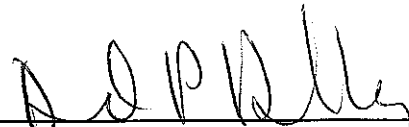
WHEREAS, the Parties wish to effectuate certain closing contingencies, therefore, the Agency is authorized to enter into a Third Amendment of the Redevelopment Agreement;

WHEREAS, the Redeveloper also wishes to exercises its rights with regards to Section 2.06 of the Agreement; and

WHEREAS, to enable cooperation with the Redeveloper's request, the Agency is hereby authorized to enter into a Right of Access Agreement with Redeveloper for pre-development activities on site, including environment due diligence.

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 Agency is authorize to enter into of the Third Amendment to the existing Redevelopment Agreement with Barnabas Health, LLC and approval such Amendment is hereby granted; and
- 4) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of this Resolution; and
- 5) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 19, 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 R. Brown	✓			
Russell Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE NEGOTIATION OF AN AGREEMENT BETWEEN THE AGENCY AND AL TAWHEED CENTER INC FOR THE CREATION OF A COMMUNITY BASED GARDEN WITHIN THE GREEN VILLA 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 undertake various redevelopment projects within the City of Jersey City; and

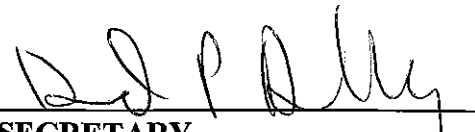
WHEREAS, The Agency is the owner of 141-137 Kearney Ave, (Block 22502, Lot 1 & 2); and

WHEREAS, Al Tawheed Center Inc has requested to use the property on a temporary seasonal basis, subject to negotiation by the parties; and

WHEREAS, subject to agreement of the city the property may be included into the city's "Adopt-A-Lot" program.

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) Agency staff is authorized to negotiate an Agreement with Al Tawheed Center Inc for the creation of a community based garden at 141-137 Kearney Ave, (Block 22502, Lot 1 & 2) within the Green Villa Redevelopment Area.
- 3) 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 April 19, 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.	✓			
Russell Verducci				✓

L:\AGENDA\APRIL-2016\Altawheed Adopt-A-Lot Negotiation. Reso.wpd

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AMENDING A
PREVIOUS RESOLUTION WHICH DESIGNATED
COMMUNITY LOAN FUND OF NEW JERSEY/NEW
JERSEY COMMUNITY CAPITAL AS THE
REDEVELOPER FOR PROPERTY AND PROVIDING
A REDEVELOPMENT AGREEMENT FOR
PROPERTY LOCATED AT 24 MONTICELLO
AVENUE IN THE JACKSON AVENUE
REDEVELOPMENT AREA**

WHEREAS, by Resolution adopted May 19, 2015, the Board of Commissioners of the Jersey City Redevelopment Agency designated Community Loan Fund of New Jersey, LLC/New Jersey Community Capital as the Redeveloper of Block 18604, Lot 9 (24 Monticello Avenue) located in the Jackson Avenue Redevelopment Area; and

WHEREAS, Redeveloper has requested that the name of the designated Redeveloper be amended so that the name of the entity designated as Redeveloper is CAPC NJ Asset Stabilization Fund #1 LLC, a New Jersey limited liability company; and

WHEREAS, Redeveloper has disclosed and demonstrated to the Agency that the principals of CAPC NJ Asset Stabilization Fund #1 LLC are the same as those principals of Community Loan Fund of New Jersey, LLC/New Jersey Community Capital; and

WHEREAS, CAPC NJ Asset Stabilization Fund #1 LLC, as Redeveloper, will comply with all requirements from a design and construction standpoint as indicated in the Jackson Avenue Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff; and

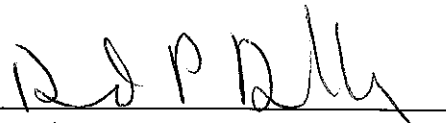
WHEREAS, said property is owned by the Agency; and

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

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

1. The recitations above are incorporated herein as if set forth at length.
2. The name of the entity designated as Redeveloper having the exclusive option to negotiate a Redevelopment Agreement with the Jersey City Redevelopment Agency for the acquisition of property located at Block 18604, Lot 9 within the Jackson Avenue Redevelopment Area is amended to be CAPC NU Asset Stabilization Fund #1 LLC.
3. This designation is expressly contingent upon Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to, title, environmental, legal, etc. and is further expressly contingent upon Redeveloper providing all funds necessary to acquire any and all property comprising the proposed project.
4. The Board of Commissioners of the Jersey City Redevelopment Agency authorizes the execution of the Redevelopment Agreement and any future related agreements required in order to implement the project.

5. 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 the Resolution adopted by the Board of Commissioners at their Regular Meeting of April 19, 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.	✓			
Russell Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION TO THE MEMORANDUM OF AGREEMENT BETWEEN THE AGENCY AND LIBERTY SCIENCE CENTER & SCITECH SCITY LLC (AN ENTITY TO BE FORMED BY THEM) WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

WHEREAS, the Agency and Liberty Science Center in conjunction with SciTech Scity LLC ("Redeveloper") entered into a Memorandum of Agreement (hereinafter the "Agreement") on September 2, 2015 for private redevelopment of property located at Block 21504, Lots 2, 3, 4, 5, 6 and 7 located at 235 Jersey City Blvd., 233 Communipaw Ave., 215 Communipaw Ave., 101 Phillip St., 65 Phillip St., & Oliver St., respectively in Jersey City, New Jersey in the Liberty Harbor Redevelopment Area; and

WHEREAS, pursuant to paragraph 6 of the Agreement, Redeveloper had a period of one hundred eighty (180) days ("Time Period") in which to execute a more definitive agreement; and

WHEREAS, the Redeveloper has been conducting its due diligence and has met with the Agency to discuss the redevelopment of the property; and

WHEREAS, the Agency staff is recommending a six (6) month extension of Time Period as outlined in the Agreement for the Redeveloper to continue its due diligence; and

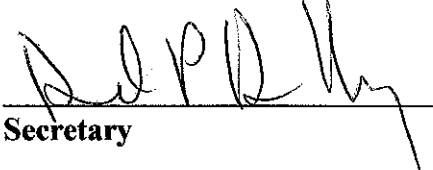
WHEREAS, all other terms and conditions of the Agreement shall remain unchanged and in effect; and

WHEREAS, the Board of Commissioners authorizes the Agency's Executive Director to effectuate the amendment to the Agreement in its agreed to final form subject to review and approval by counsel; and

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

- 1) The recitations above are incorporated herein as if set forth at length.
- 2) The Time Period pursuant to the Memorandum of Agreement entered into by the Agency and Liberty Science Center in conjunction with SciTech Scity LLC shall be extended for six (6) months from the date of this resolution.
- 3) Excepts as amended herein, all other terms of the Memorandum of Agreement remain the same.

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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 19, 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.	✓			
Russell Verducci				✓

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

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

WHEREAS, said designation was subsequently extended permitting the developer to perform its due diligence; and

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

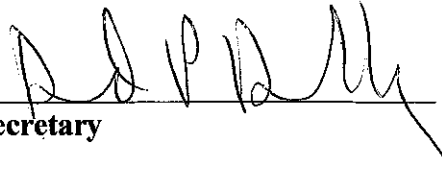
WHEREAS, Agency staff and Counsel are working on the terms to be incorporated into the Redevelopment Agreement; and

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

WHEREAS, said designation is about to expire and staff deems it appropriate to extend the designation for 120 days with an additional 60 day extension at the sole discretion of the Agency's Executive Director.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the designation of Park Avenue Landing, LLC (the Neu Family) for property located at Parcel 17 in the Liberty Harbor North Redevelopment Area be and is hereby extended for 120 days to expire on August 31, 2016 and 3) the Executive Director is hereby authorized to extend the designation herein granted for an additional 60 day period.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman 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 April 19, 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.	✓			
Russell Verducci				✓

Site



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A THIRD AMENDMENT TO THE
REDEVELOPMENT AGREEMENT BETWEEN THE
AGENCY AND 272 GROVE STREET URBAN RENEWAL,
LLC IN THE MAJESTIC II REDEVELOPMENT AREA**

WHEREAS, 272 Grove Street Urban Renewal, LLC is the Agency's designated Redeveloper under a Redevelopment Agreement dated November 8, 2006 for the construction of a luxury apartment complex to contain retail/commercial space on the ground floor together with 3 townhouses to be constructed on York Street in Block 14102 within the Majestic II Redevelopment Area; and

WHEREAS, said Redevelopment Agreement was amended by a First Amendment on January 9, 2014 and a Second Amendment on April 14, 2016; and

WHEREAS, the Redevelopment Agreement and First Amendment incorporated a time line for certain tasks to be completed and the Second Amendment granted additional density to the six story structured constructed at the site; and

WHEREAS, the Redeveloper has requested a Third Amendment to Redevelopment Agreement specifically Schedule B, the Project Premises; and

WHEREAS, Redeveloper is desirous of deleting property known as Block 14102, Lots 16 and 17 (formerly Block 200, Lots D1 and E1); and

WHEREAS, Redeveloper has been unsuccessful in negotiating the acquisition of Lots 16 and 17 from the property owner and pursuant to the Redevelopment Agreement has declined the option of condemnation; and

WHEREAS, a new Schedule B amending the Project Premises will be memorialized in the Third Amendment to the Redevelopment Agreement to be prepared by Agency Counsel.

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 between the Jersey City Redevelopment Agency and 272 Grove Street 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 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 April 19, 2016.

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

SEE SHEET 129

SEE SHEET 141.01

20'	20'	20'	25'	32.21'	30.06'	37.73'
12	13	14	15	16	17	18
100'	100'	100'	100'	100'	100'	100'
H	J	K	L	M	N	O
20'	20'	20'	25'	32.21'	30.06'	37.73'
25'	25'	25'	25'	25'	25'	25'
147	146	145	144	143	142	141
100'	100'	100'	100'	100'	100'	100'
130	29	28	27	26	25	24
25'	25'	25'	25'	25'	25'	25'

T 141.01

YORK

T 141.02

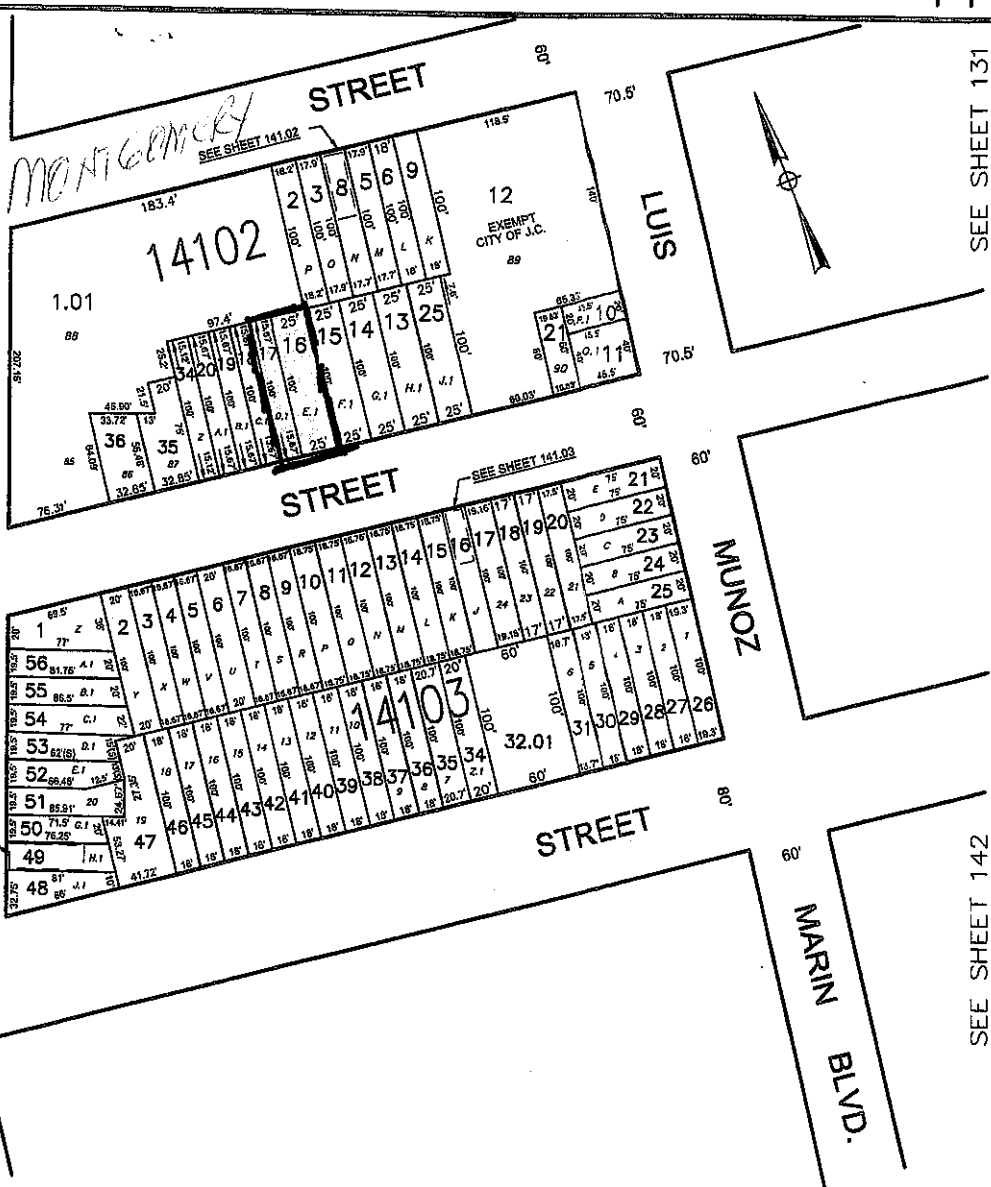
25'	25'	25'	25'	25'	25'	25'
15	16	17	18	19	20	21
100'	100'	100'	100'	100'	100'	100'
172	173	174	175	176	177	178
25'	25'	25'	25'	25'	25'	25'
33	32	31	30	29	28	27
100'	100'	100'	100'	100'	100'	100'
168	170	171	172	173	174	175
25'	25'	25'	25'	25'	25'	25'

SEE SHEET 141.03

STREET

GROVE

WIDTH VARIES



SEE SHEET 131

SEE SHEET 142

SEE SHEET 159

T&M ASSOCIATES
11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL. 732-671-4401
FAX 732-671-7255
NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION
EXCERPT 00000000

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PROPERTY ADMINISTRATION
THOMAS A. MORALLE, P.E., P.L.S.
DATE: MAY 8, 2005 SERIAL NO. 554

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

ARH - COA#240427873303

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND 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 First Amendment to the time line set for in Schedule C as relates to completion of the Environmental Due Diligence period; and

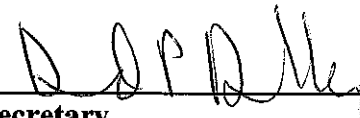
WHEREAS, Agency staff has determined that a 90 day extension of the Environmental Due Diligence period (to expire on July 19, 2016) will allow the Redeveloper ample time to complete their due diligence; and

WHEREAS, the new time lines will be memorialized in the First 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 give to execute a First 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 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 April 19, 2016.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH NEW JERSEY COMMUNITY CAPITAL FOR THE REHABILITATION OF A VACANT LOT TO CONTAIN A 2 UNIT-ROW HOUSE TYPE STRUCTURE AT 308 WHITON STREET WITHIN MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated October 20, 2015, New Jersey Community Capital was designated as Redeveloper ("Redeveloper") for the construction of a 2 unit-row house type structure at 308 Whiton Street, Block 20301, Lot 15 within the Morris Canal Redevelopment Area; and

WHEREAS, the Redeveloper and Agency have successfully negotiated terms of the Redevelopment Agreement; and

WHEREAS, Board authorization is recommended for approval of the Redevelopment Agreement, of which a copy is on file, between New Jersey Community Capital and the Agency for property located at 308 Whiton Street, Block 20301, Lot 15 within the Morris Canal Redevelopment Area; and

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

WHEREAS, construction of the project will have substantial public benefits to the City of Jersey City by providing market-rate housing where there is currently a vacant lot; and

WHEREAS, the Redeveloper agrees to comply with all fees and costs to the Jersey City Redevelopment Agency associated with Project until the date construction is complete.

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) Board authorization is granted for approval of the Redevelopment Agreement between New Jersey Community Capital and the Agency for property located at 308 Whiton Street, Block 20301, Lot 15 within the Morris Canal Redevelopment Area.
- 3) 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 April 19, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<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 R. Brown	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES
AGREEMENT NO. 16-04-MPN6 WITH PHILLIPS PREISS SHAPIRO
ASSOCIATES, INC. FOR PROFESSIONAL RELOCATION SERVICES IN THE
MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment Housing Law (N.J.S.A. 40A:12A-1 et seq.) the Agency from time to time must relocate households and businesses in order to effectuate redevelopment plans; and

WHEREAS, said relocation must be carried out in compliance with applicable federal and state law including the Federal Uniform Acquisition and Relocation Act, the New Jersey Relocation Assistance Law (N.J.S.A. 52:31B-1 et seq.) And New Jersey Relocation Assistance Act (N.J.S.A. 20:4-1 et seq.); and

WHEREAS, the Agency has a need to acquire professional consulting services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Executive Director has determined and certified in writing that the value of the contract will exceed \$1,700.00; and

WHEREAS, the Agency requires assistance from a professional knowledgeable in the applicable federal and state laws, with the Jersey City market place and with the resources available for relocation in Jersey City; and

WHEREAS, the Agency received a proposal for Relocation Services from Phillips, Preiss, Shapiro Associates, Inc. (hereinafter "PPSA"); and

WHEREAS, Phillips, Preiss, Shapiro Associates, Inc. has experience with regard to the Jersey City market place and is familiar with the firms the Agency utilizes for condemnation/legal services; and

WHEREAS, the Agency is desirous of contracting with Phillips, Preiss, Shapiro Associates, Inc (hereinafter referred to a "PPSA") to provide professional consulting services to the Agency for relocation including but not limited to preparation of the Workable Relocation Assistance Plan (WRAP), conduct interviews, prepare all required official notifications, etc.; and

WHEREAS, PPSA has the professional qualifications and expertise to assist the Agency in carrying out its obligation under applicable federal and state relocation laws; and

WHEREAS, PPSA estimates the cost for preparation of the WRAP (Workable Relocation Assistance Plan) will be \$4,200.00 and the cost (for budget purposes) for relocation services required to ensure the vacancy of the property is \$8,000.00 for a total cost not to exceed \$12,200.00; and

WHEREAS, the anticipated term of this contract is one (1) year; and

WHEREAS, the fees proposed and the hourly rate schedule for the professional services are contained in the attached Proposal of PPSA; and

WHEREAS, cost for these services will be borne by the Agency's designated Redeveloper for the project, Point Capital Development, LLC; and

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

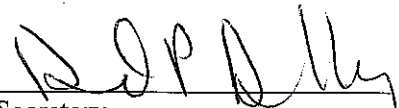
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that 1) the above recitals are incorporated herein as if set forth at length; 2) the April 14, 2016 proposal of Phillips Preiss Shapiro Associates, Inc. is attached hereto and incorporated herein; 3) Professional Services Agreement No. 16-04-MPN6 for relocation services is hereby awarded to Phillips, Preiss, Shapiro Associates, Inc. in an amount not to exceed \$12,200.00.

BE IT FURTHER RESOLVED, that this Contract is awarded in a non-fair and open manner and that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

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

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated April 19, 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.	✓			
Russell Verducci				✓



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

33-41 Newark Street

Third Floor, Suite D

Hoboken, NJ 07030

201.420.6262

Fax 420.6222

www.ppgplanners.com

April 14, 2016

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

Re: **Proposal to the Jersey City Redevelopment Agency for the Provision of
Statutory Relocation Services Related to Redevelopment in the
Morris Canal Redevelopment Area**

Dear Ms. Noonan

We appreciate the opportunity to submit this proposal for statutory relocation services related to the residential as a result of redevelopment within the *Morris Canal Redevelopment Area* (the "Project"). It is our understanding the property in which the tenant as individuals and/or families currently reside, known as 239 Suydam Avenue (Block 20304, Lot 39), will be acquired resulting in the displacement of the Three (3) tenants. It is also our understanding that no federal funding will be utilized in Project implementation, and as such the relocation activities must comply with the requirements of the federal relocation statute (also known as the "Uniform Act"). In addition, the preparation of a Workable Relocation Assistance Plan (WRAP) for submission to the State of New Jersey will be required.

Phillips Preiss Grygiel, LLC (PPG) is a planning and real estate consulting firm with 27 years' experience providing assistance to agencies for the relocation of businesses and residential owners and tenants. We are fully conversant with the New Jersey and federal statutes and regulations related to business and residential relocation. We have extensive experience related to all aspects of business and residential relocations, and have provided a full range of services for the management and execution of the relocation process. The range of these services is described more fully on the following pages. It has always been our objective to provide these services in a manner that ensures the displacing agency's full compliance with the relocation statutes, and at the same time allows the displacing agency to move forward with their project in an expeditious manner.

In terms of our experience, PPG has served as the statutory relocation consultant to many governmental agencies, including the Jersey City Redevelopment Agency, and has been involved in a total of eight (8) business and residential relocation projects, including: industrial relocations in the Berry Lane redevelopment area; business relocations for the Bayfront I redevelopment project; business and residential relocations for the Monticello Avenue redevelopment project; business relocations for the Journal Square redevelopment project; residential relocations for the Thomas Jackson Estates and Ocean Avenue projects, and currently business and residential relocations related to the Canal Crossing redevelopment project and the KRE Journal Square redevelopment project. PPG is fully familiar with JCRA's policies and procedures with regard to property acquisition for redevelopment and relocation. In addition, the PPG Director of Relocation Services has also been qualified as an expert in relocation matters before the New Jersey Administrative Law court, and has provided testimony in court related to relocation appeals by displaced businesses.

PPG has also provided consultant services directly to the City of Jersey City for the relocation of businesses related to the Marion Greenway Park redevelopment on the west side of Jersey City. PPG has been the real estate and relocation consultant to the New Jersey Turnpike Authority for the past 30 years; where residential and business relocation services



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

have been provided in connection with no less than eight Turnpike widening projects, including the Interchange 6 to 9 widening project recently completed. PPG has provided relocation services to the Rockaway Valley Regional Sewerage Authority, related to the displacement of four (4) residential households for a pump station construction project necessitated by damage sustained during last year's hurricane Irene; to the City of Pleasantville for business relocation in the City Center Redevelopment Area. PPG has provided business and residential relocation services to the County of Burlington, and is currently completing the relocation of over 20 residents and businesses in connection with the impending widening of Route 530. In the past, PPG has provided relocation services to the New Jersey Meadowlands Commission as part of the Hackensack Meadowlands reclamation project; to the Morris County Municipal Utilities Authority as part of their well field construction project, to the Township of Cinnaminson for a combination mall redevelopment and roadway reconstruction project, to the Borough of North Arlington, the Borough of Fort Lee, the Union County Improvement Authority (on behalf of the Township of Linden), and the Essex County Improvement Authority (ECIA) with regard to park redevelopment in Newark. We have also advised redevelopers and displaced businesses on relocation issues. In most cases, PPG's services included the preparation of the WRAP, in addition to the actual relocation of the displaced businesses and residents.

On the following pages we provide a scope of services for the JCRA Project. This is followed by descriptions of our relevant experience, staffing and a fee schedule.

We appreciate your consideration of PPG for this assignment, and we look forward to speaking with you further regarding the Project. Should you have any questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Jovishoff', written over a horizontal line.

Michael Jovishoff, PP



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

SCOPE OF SERVICES

It is our understanding that Jersey City Redevelopment Agency (JCRA) is acquiring a property located within the *Morris Canal Redevelopment Area*, known as 239 Suydam Avenue (Block 20324, Lot 39), that will result in the displacement of three (3) residential tenants. The Scope of Services provided below outlines the consultant services for the relocation of this business as is required by the federal statute.

The New Jersey relocation laws and regulations require a public agency to provide relocation assistance to residents and businesses displaced by a public project. In addition, the New Jersey State relocation statutes require that prior to displacement the displacing agency must submit a Workable Relocation Assistance Plan (WRAP) for approval by the New Jersey Department of Community Affairs (NJDCA).

The services described below include all those required under the federal statute for business relocations.

I. Preparation of Workable Relocation Assistance Plan (WRAP)

The preparation of a Workable Relocation Assistance Plan (WRAP) and submission to the New Jersey Department of Community Affairs (NJDCA) for approval is required by the New Jersey State relocation laws and regulations. The specific services proposed to be provided include:

1. Evaluation of the prospective displacee to determine eligibility for relocation benefits and assistance. Obtaining information regarding the displacee as is required for inclusion in the WRAP. This information will be obtained through direct contact with the displaced tenants.
2. Preparation of an estimate of the costs of relocating the tenant displacee on a *preliminary basis*, required for inclusion in the WRAP.
3. Preparation of a preliminary inventory of replacement sites potentially available for relocation of the displaced tenants. Such an inventory is required for inclusion in the WRAP.
4. Preparation of WRAP document itself in the form required by NJDCA, including preparation of the narratives and completion of all required forms, as well as the preparation of required supportive documents related to the relocation process; including transmittal documents, sample displacement notices, sample informational booklets and documentation regarding Project authorization. The submission of WRAP to the client for review and signatures, and final submission to NJDCA.
5. Ongoing monitoring of the NJDCA approval process.



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

II. Relocation Activities

Subsequent to approval of the WRAP, the following relocation services will be provided pursuant to the federal statute's requirements:

1. Conducting an interview with the tenants to obtain the information needed to provide effective relocation assistance. This will include determination of the displacee's specific requirements for a relocation site and the identification of the any unique displacement issues that will affect the relocation process.
2. Preparation and forwarding of explanatory relocation materials to the business being displaced. A residential relocation booklet will be prepared, and forwarded to all tenant displacees.
3. Preparation of all required official notifications required under the federal statute. These will include the general notification letter, and the official "Notice to Vacate," as well as any other necessary communications. All official mailings will be certified with regular mail copies.
4. Identification of relocation resources available to the tenants, including realtors, government resources related to subsidies for low income tenants, as appropriate.
5. Identification and referral of no less than three potential replacement dwellings to each tenants, as required by the relocation laws and regulations.
6. To expedite relocation, the identification of residential movers and assisting, as requested, in arranging for mover inspections to obtain the move cost estimates.
7. Evaluation of relocation benefit claims and the preparation of benefit payment recommendations to the JCRA. Assistance to displaced tenants in completing claims, as needed. The preparation of benefit recommendations for submission to the JCRA. The distribution of benefit payments and certification of receipt of benefit payments.
8. The maintenance of all records related to the relocation process. This includes records of all communications with the displacee, agencies, realtors and others, including all paper and electronic correspondence, and logs of all telephone conversations (important in the event of an appeal by the displacee of the relocation benefits). The maintenance of all records of benefit certifications and benefits paid.



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

FIRM DESCRIPTION AND EXPERIENCE

Phillips Preiss Grygiel LLC (PPG) is a planning and real estate consulting firm, certified as a *Small Business Enterprise* under New Jersey statutes, with its office in Hoboken, New Jersey. PPG has extensive expertise managing the residential and business relocation process pursuant to the New Jersey and the federal relocation laws and regulations. PPG provides a full range of statutory relocation services, and has expertise in all types of relocations, including unusual situations such as mixed business/residential displacements, displacements of low income tenants, and displacements of unique businesses. As of this date, PPG has provided or is currently providing statutory relocation services to the governmental agencies, counties and municipalities shown below.

- *City of Newark*
- *New Jersey Turnpike Authority*
- *Jersey City Redevelopment Agency*
- *City of Jersey City*
- *County of Burlington*
- *Township of Wayne*
- *Township of Little Falls*
- *Borough of Hawthorne*
- *Township of Hanover*
- *Rockaway Valley Regional Sewerage Authority*
- *City of Pleasantville*
- *Borough of Fort Lee*
- *Morris County Municipal Utilities Authority*
- *Essex County Improvement Authority*
- *Township of Cinnaminson*
- *Union County Improvement Authority*
- *Borough of North Arlington*
- *Township of Bloomfield*
- *New Jersey Meadowlands Commission*

Provided below for your review are descriptions of the relocation services provided to these agencies by PPG. Each description includes a client reference(s) with contact information.

Blanchard Street Redevelopment Area, Newark, New Jersey

PPG was retained by the City of Newark to conduct relocation activities in an older industrial section of the City located on the Passaic River, known as the *Blanchard Street Redevelopment Area*. The city is acquiring properties for the eventual construction of a new large-scale warehouse facility to replace the aging industrial infrastructure. As such, several properties may be acquired through condemnation and the business tenants located on these properties will be displaced. PPG prepared



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the required Workable Relocation Assistance Plan (WRAP), which was submitted to the New Jersey Department of Community Affairs for approval. In the preparation of the WRAP, PPG staff conducted surveys of the area to identify and catalogue the businesses to be displaced, which included initial contact with the businesses. At this time, the displaced businesses have PPG has successfully relocated.

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abrewer@mfhenlaw.com

Statutory Relocation Services, New Jersey Turnpike Authority, New Jersey

As part of general real estate advisory services provided to the New Jersey Turnpike Authority (NJTA) in the last 25 years, PPG provided statutory relocation services where residents and businesses were displaced by the NJTA's widening and reconstruction projects. Over the years, these have included relocation services related to residential and business relocations for the NJTA's Interchange 8A to 9 widening; business relocations for the Interchange 11 to 14 widening; residential and business relocations for the Route 130 interchange reconstruction on the Pennsylvania Extension; relocation of a residence/farm for the Interchange 1 reconstruction; preparation of the Workable Relocation Assistance Plan (WRAP) for the Route 92 project, ultimately cancelled; business and billboard relocations for the Secaucus Interchange and Seaview Drive projects, and the Interchange 12 reconstruction project. PPG recently completed the relocation of 35 residents and businesses displaced by the recently completed Interchange 6 to 9 widening project; and has conducted relocation activities for the Interchange 14A improvement project, now underway. Over the years, PPG has successfully relocated in excess of 100 residents and many businesses for the NJTA.

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Paul Beisser, III, MAI
Value Research Group, LLC
301 South Livingston Avenue, Suite 104
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pbeisser@valueresearch.com

Statutory Relocation Services, Jersey City Redevelopment Agency, New Jersey

PPG has been retained by the Jersey City Redevelopment Agency (JCRA) to conduct statutory relocation programs for nine redevelopment projects that resulted in the displacement of residential owners and tenants, and businesses. These include the Journal Square redevelopment project which resulted in the displacement of a number of businesses. The Bayfront I residential and mixed-use redevelopment project on the Jersey City waterfront that resulted in the displacement and relocation



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of a marina and three retail businesses. The Berry Lane Park redevelopment project, which resulted in the displacement of a number difficult to relocate businesses, including an auto repair business, a junk yard and metal fabrication business. The Thomas Jackson Estates and Ocean Avenue residential/mixed-use redevelopment projects, which resulted in the displacement and relocation of a number of families. In addition, PPG provided relocation services for the JCRA's Monticello Avenue residential redevelopment project. Recently, PPG prepared the WRAP for the Grand Jersey redevelopment project, the Canal Crossing redevelopment project and a second Journal Square redevelopment; and will provide relocation services once these project are underway.

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Mary Pat Noonan
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Franklyn Ore
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OreF@jcnj.org

PJP/Marion Greenway Park Redevelopment Project, City of Jersey City, New Jersey

PPG has been retained by the City of Jersey City for statutory relocation services pursuant to the federal relocation statute, for park development of a former industrial and landfill site on the Hackensack River. The ten businesses displaced are all located along the perimeter of the site on US Route 1/9. Currently, several of the businesses have relocated

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Jennifer J. Bogdanski, Esq.
John J. Curley, LLC
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JBogdanski@curlaw.com

FEMA Flood Mitigation "Buyout" Program, Township of Wayne, NJ

PPG has been retained by the Township of Wayne to relocate two residential tenants where the properties they occupy were impacted by Hurricane Irene in 2011 and are repeatedly impacted by flood events. These properties are now being purchased by the Township as part of a federally-funded voluntary "buyout" program. The dwellings on the properties (and other nearby properties) will be demolished and the property reused for public purposes. As a result, the residential tenants in



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these properties are being displaced. The acquisition funding included funds for relocation services and benefits, under the federal relocation statute. PPG services include assisting the displacees in obtaining permanent housing and managing the entire statutory relocation process, pursuant to the requirements of the federal statute.

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Purcellville, VA 20132
540-668-6945
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CBDG-DR (Disaster Recovery) "Buyout" Program, Township of Little Falls, NJ

PPG has been retained by the Township of Little Falls to relocate two residential tenants, one of which was displaced from his dwelling during Hurricane Irene in 2011. The second tenant, currently in occupancy of another property, has been subject to repeated flooding. The tenants will be permanently displaced. Both properties are subject of a federally-funded voluntary "buyout" program that will acquire and demolish the dwellings (and other nearby dwellings) for reuse of the property for public purposes. The acquisition funding includes funds for relocation services and benefits, under the federal relocation statute. PPG services include assisting the displacees in obtaining permanent housing and managing the entire statutory relocation process, pursuant to the requirements of the federal statute.

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CBDG-DR (Disaster Recovery) "Buyout" Program, Borough of Hawthorne, NJ

PPG has been retained by the Borough of Hawthorne to relocate two tenants displaced by Hurricane Irene in 2011 and "self"-relocated from the dwellings they occupied. Since the properties (and other nearby properties) are prone to repeated flooding, the Borough applied for federal CBDG-DR funding through Passaic County for the purchase of the dwellings, in order to demolish the dwellings and reuse of the property for a public park. In 2014, the Borough obtained the funding, which included funds for relocation services and benefits under the federal relocation statute. PPG services include assisting the displacees in obtaining permanent housing and managing the entire statutory relocation process, pursuant to the requirements of the federal statute.



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Pump Station Construction Project, Rockaway Valley Regional Sewerage Authority, Boonton, New Jersey

PPG was retained by the Rockaway Valley Regional Sewerage Authority (RVRSA) to relocate four families displaced by an RVRSA project to install a new pump station; necessitated to repair damage caused by hurricane Irene in 2011. This is an unusual relocation in that the affected residents had been previously displaced by an accidental sewer line backup, which occurred prior to implementation of the project. These residents were relocated at the RVRSA's expense to temporary quarters, but were unable to remove all their possessions from the affected properties. Since the subsequent pump station project required permanent displacement, the RVRSA deemed the residents eligible under the federal statute, and PPG assisted the displacees in obtaining permanent housing and managed the statutory relocation process.

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JoAnn Mondsini, Executive Director
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Whippany Road Improvement Project, Hanover, New Jersey

PPG has been retained by the Township of Hanover manage the relocations of two medical offices, a law firm and a residential tenant located in two buildings at the intersection of Whippany Road and Parsippany Road. The project, consisting of intersection improvements, will require the demolition of the buildings and displacement of the tenants. PPG prepared the Workable Relocation Assistance Plan (WRAP), and subsequently an amended WRAP, both of which were approved by the New Jersey Department of Community Affairs (NJDCa). PPG assisted the businesses and resident in obtaining moving costs estimates and referred a realtor to the businesses to assist them in obtaining replacement locations. PPG is continuing to work with the last business in its relocation, including evaluation of benefit claims. PPG will continue to provide assistance and manage the benefit payment process.



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City Center Redevelopment Project, Pleasantville, New Jersey

PPG was retained by the City of Pleasantville to complete the relocation of a beauty school displaced by the City from downtown Pleasantville, currently undergoing redevelopment. Although several small businesses had already vacated, the beauty school remained in the area. Because of the complexity of the relocation and issues related to the tenant's projected cost to relocate, PPG was brought in to administer the process. PPG's most significant contribution was to manage expectations; both on the part of the City and the displacee. PPG advised the City, its development consultant and the displacee regarding the statutory requirements of the New Jersey relocation statutes and regulations, and the extent and limitations of the benefits available to the displacee. PPG created specific claim procedures tailored to the complexity of the beauty school's relocation to streamline the relocation claim and benefit evaluation process. In addition, PPG placed the City's relocation procedures on a sound footing, including producing all the required notices and communications required by statute, conducting inspections of the replacement location and determining the displacee's relocation needs and issues; which prior to PPG's involvement had been neglected by the City. The displacee successfully relocated to a new facility nearby with minimal disruption to its operation, and submitted a claim which PPG staff evaluated for the City. The City's benefit determination was appealed by the displacee to the New Jersey Office of Administrative Law (OAL). PPG's Relocation Services Director provided expert assistance to the City's legal team and appeared on behalf of the City as an expert witness. However, the case was settled between the parties before a judgement could be handed down.

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Statutory Relocation Services, County of Burlington, New Jersey

PPG has served as planning and statutory relocation consultants to the County of Burlington since 2005. PPG has provided services with regard to the reconstruction by the County of two road intersections in Mount Laurel, New Jersey; including the Marne Avenue/Hartford Road and



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Hartford Road/Elbo Lane projects. PPG was retained by the County to provide statutory relocation services for the residential families and one business that were displaced by the projects. PPG successfully relocated all the residents. The business could not be relocated and received a statutory "in lieu" of relocation benefit. Currently, the County is reconstructing a 2½-mile stretch of New Jersey Route 530 in Pemberton Township and Borough, funded by the Federal Highway Administration (FHA). PPG has successfully relocated 20 residential owners, tenants and businesses impacted by the County's property takings for the widened right-of-way, including low-income individuals and families resident in a motel, other residential tenants and a Chinese restaurant and other businesses. The relocation process is pursuant to the federal relocations statute.

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Mt Holly, NJ 08060-6000
609 265-5555
Cbuck@co.burlington.nj.us

Statutory Relocation Services, Borough of Fort Lee, New Jersey

PPG has been retained on an ongoing basis by the Borough of Fort Lee, and as of this date PPG has provided statutory relocation services for a number of projects, including displacements resulting from the acquisition of commercial properties for a street widening. This program resulted in the successful relocation of four retail businesses, a professional office and a high-end automotive body shop, as well as twelve residential households. All residents were successfully relocated, and all but one of the businesses were relocated. Subsequently, the Borough acquired a property for inclusion in a redevelopment area, now the site of a major residential and commercial project, resulting in the displacement of one business. PPG prepared the WRAP, is now in the process of relocating the business, and will conduct the evaluation of the benefit claims upon submission. Finally, PPG was recently retained for the relocation of a bank related to the development of a new Borough park. At this time, the WRAP has been prepared by PPG has been approved by the NJDCA.

Barbara Klein
Planning/Zoning Board Administrator
Borough of Fort Lee
309 Main Street
Fort Lee, NJ 07024
201 592-3546, Extension 1010



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Well Field Construction Project, Morris County Municipal Utilities Authority, Roxbury, New Jersey

The Morris County Municipal Utilities Authority (MCMUA) constructed a new water production well in Roxbury Township, and retained PPG to provide services for the relocation of five tenant families residing in substandard homes located in the well field project area. PPG prepared and obtained approval for the WRAP, and was able to successfully relocate all the residents within the area to homes that were significantly superior to those from which they were displaced.

John Scarmozza, PE
Chief Engineer
Morris County Municipal Utilities Authority
300 Mendham Road
Morris Township, NJ 07960
973 285-8386

Riverfront Park Redevelopment, City of Newark, New Jersey

PPG was retained by the Essex County Improvement Authority (ECIA) to manage a relocation program pursuant to the New Jersey relocation statutes and regulations for the park redevelopment of a trucking terminal on the Passaic River in Newark, New Jersey. A warehouse/transfer facility, a furniture storage facility and three trucking operations were displaced. All the businesses were successfully relocated.

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Cinnaminson Mall/Route 130 Project, Cinnaminson Township, New Jersey

The Township of Cinnaminson retained PPG to provide the services for the relocation of ten retail businesses and three residential families displaced by the redevelopment of the Cinnaminson Mall in conjunction with the major reconstruction of the Route 130 roadway adjacent to the mall. Portions of the project fell under the New Jersey Department of Transportation (NJDOT) relocation regulations and portions fell under the New Jersey relocation laws and regulations. For the State portion, PPG prepared the WRAP, and for the entire project, PPG conducted the relocation of the residents and the businesses.



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Morningstar Redevelopment Project, City of Linden, New Jersey

The Union County Improvement Authority (UCIA) embarked on redevelopment of several blocks in the City of Linden on behalf of the Morningstar organization, a non-profit faith-based developer, for a shopping center and church. The UCIA retained PPG to manage the relocation of six businesses and 20 families displaced by the project. In fact, many of the residents and several of the businesses were successfully relocated when the project was placed on indefinite hold due to market conditions.

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Porete Avenue Redevelopment Project, Borough of North Arlington, New Jersey

The Borough of North Arlington proposed to redevelop an older industrial portion of the Hackensack Meadowlands for a new residential community. The Borough retained PPG to provide services for the businesses scheduled to be displaced by the project. Although PPG prepared the required WRAP, which was approved by the NJDCA, the project was cancelled.

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Bloomfield Center Redevelopment, Township of Bloomfield, New Jersey

The Township of Bloomfield embarked on the redevelopment of a portion of its downtown adjacent to the renovated Bloomfield train station, known as the Bloomfield Center Redevelopment Project. Forrest City Residential was designated as redeveloper for mixed-use retail and residential development, and PPG was retained by the Township to provide relocation services for the 61 businesses and 13 families to be displaced within the redevelopment area. PPG prepared the WRAP, and subsequent amendment to the WRAP, both of which were approved by the NJDCA. Although a number of the businesses and residents were successfully relocated, as a result of litigation the project was placed on hold. Subsequently, the Township redesignated and expanded



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the redevelopment area (the required "area in need of redevelopment study" was also prepared by PPG). However, as of this date the project has not gone forward.

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Golf Course Redevelopment Project, New Jersey Meadowlands Commission, Hackensack Meadowlands, New Jersey

The New Jersey Meadowlands Commission (NJMC) embarked on a rehabilitation program for a portion of the Hackensack Meadowlands that included closing of abandoned landfills, environmental restoration and ultimately the development of new recreational facilities. NJMC retained PPG to provide relocation services for five industrial businesses displaced by the project. The firm successfully completed the relocation of all of the displaced businesses.

Sara J. Sundell, P.E., P.P.
New Jersey Meadowlands Commission
One DeKorte Park Plaza
Lyndhurst, New Jersey 07071
201 507-3379

Staffing

The staffing for this project will be as follows:

Michael Jovishoff, PP. Mr. Jovishoff is the Director of PPG's Statutory Relocation Services and a Senior Associate with the firm. Mr. Jovishoff has 30 years' experience in the provision of statutory relocation services, pursuant to both the New Jersey State relocation laws and regulations and the federal relocation statute. He will provide overall management and will be involved in all aspects of the project, including WRAP preparation and relocation activities. Mr. Jovishoff will be assisted by PPG staff.

Shown below for your review is Mr. Jovishoff's resume.

**MICHAEL
JOVISHOFF,
PP**

Mr. Jovishoff is a Senior Associate with the firm and Director of the firm's Statutory Relocation Services division, providing relocation services pursuant to both NJ State and federal statutes, to a range of governmental clients, including the New Jersey Turnpike Authority, the Jersey City Redevelopment Agency and City of Jersey City, the Rockaway Valley Regional Sewerage Authority, the City of Pleasantville, County of Burlington, among others. In addition, Mr. Jovishoff is also a licensed Professional Planner in New Jersey, and provides planning consulting services for developers and municipalities.

Professional Experience

Phillips Preiss Grygiel, LLC
Director of Statutory Relocation Services, 1999 - Present
Senior Associate, 1990-Present
Real Estate Analyst, 1986-1990
South Bronx Overall Economic Development Corporation
Director of Development and Brokerage Services, 1984-1986
Director of Commercial Revitalization, 1978-1984
Cornell University/SUNY
Planning Specialist, 1977-1978
Bronx Community Planning Board #9
Planning Consultant, 1977
Hancock, Little, Calvert, Inc.
Planner, 1972-1976

Education

New York University, Real Estate Institute,
Real Estate Appraisal, 1992-1994
New York University, Real Estate Institute,
Real Estate Financing, 1985-1986
Pratt Institute
Master of City and Regional Planning, 1977
Bachelor of Science, 1970

Professional Licenses and Memberships

Licensed Professional Planner, State of New Jersey
License #5323



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FEE AND SCHEDULE

WRAP Preparation pursuant to New Jersey Relocation laws and regulations

A Workable Relocation Assistance Plan (WRAP) will be required to be submitted to the New Jersey Department of Community Affairs (NJDCa). We estimate the cost of preparation of the WRAP for the Project *will not exceed* **\$4,200**, inclusive of all research and preparation of all required documents. Information regarding the displaced tenants required to be included in the WRAP will be obtained directly from the tenants to be displaced.

Relocation Services

The extent of assistance required for relocation of the tenants to be displaced can be difficult to predict in advance of project commencement time; and the actual cost of relocation services can vary greatly depending on the services required to ensure compliance with the relocation statute and assistance required to assure timely vacancy of properties and relocation of the displacee. However, we anticipate that the cost of these services *will not exceed* **\$8,000**.

We will bill these services based upon the PPG 2016 hourly billing rates discounted for New Jersey governmental clients, as set forth below.

Applicable 2016 PPG Hourly Billing Rates	
Michael Jovishoff, PP	\$135
Staff	\$100

**Regular Meeting
April 19, 2016**

A G E N D A

Morris Canal Redevelopment Area - Board authorization is requested to enter into Professional Services Agreement No. 16-04-CF7 with New Jersey Realty Advisory Group, LLC for acquisition appraisal services of property located in Block 20304, Lot 39, and known as 239 Suydam Avenue, within the Morris Canal Redevelopment Area (see attached map). Said services shall be in an amount not to exceed **\$1,800.00**.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 16-04-CF7 WITH NEW
JERSEY REALTY ADVISORY GROUP, LLC, FOR THE PREPARATION
OF AN ACQUISITION APPRAISAL OF PROPERTY KNOWN AS 239
SUYDAM AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT
AREA**

Chris Fiore