

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF ALLIANCE CONSTRUCTION, LLC AS THE DEVELOPER FOR AGENCY OWNED PROPERTY LOCATED AT 97-99 DWIGHT STREET IN THE TURNKEY REDEVELOPMENT AREA

WHEREAS, at its July 21, 2015 Board of Commissioners meeting, the Agency authorized the designation of Alliance Construction Group, LLC as Redeveloper of Agency owned property located at 97-99 Dwight Street (Block 25804, Lots 10 & 9) respectively; and

WHEREAS, at its March 15, 2016 Board of Commissioners meeting, the Agency authorized the extension of the designation of Alliance Construction Group, LLC; and

WHEREAS, Alliance Construction Group, LLC submitted a proposal and made a formal presentation to the Jersey City Redevelopment Agency to construct two (2) 2-family homes on Dwight Street; and

WHEREAS, said designation requires an additional extension in order for the parties to negotiate the terms of a Redevelopment Agreement; and

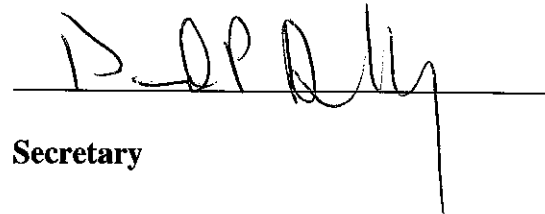
WHEREAS, the Redeveloper shall comply with all requirements from a design and construction standpoint as indicated within the Turnkey Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff.

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 in length.
- 2) The designation of Alliance Construction Group, LLC for Agency owned properties located at 97-99 Dwight Street (Block 25804, Lots 10 & 9) within the Turnkey Redevelopment Area is hereby extended

for a sixty (60) day period from the date of this resolution and the Agency's Executive Director may extend for an additional thirty (30) days in his sole discretion.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AGENCY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING
FOR THE WEST CAMPUS REDEVELOPMENT AREA**

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the West Campus 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 enacted the West Campus Redevelopment Plan by Ordinance 05-007 dated February 9, 2005 (as amended and supplemented from time to time, the "Redevelopment Plan") in order to effectuate the redevelopment of the West Campus Redevelopment Area; and

WHEREAS, pursuant to P.L. 2009, c. 90, New Jersey City University (the "University") has determined to enter into public-private partnerships with HC West Campus Urban Renewal I, LLC, HC West Campus Urban Renewal II, LLC, KKF Block 1 Urban Renewal, LLC, and KKF Block 5B Urban Renewal, LLC (collectively, the "Developers") with respect to the development of various portions of the West Campus Redevelopment Area commonly known by reference to the Redevelopment Plan as Block 1, Block 2, Block 3 and Block 5B; and

WHEREAS, the University and the Developers wish to collaborate with the Agency with respect to the redevelopment of the West Campus Redevelopment Area and the installation of infrastructure to support the same; and

WHEREAS, on December 15, 2015, the Agency adopted a resolution authorizing the execution of one or more escrow agreements in order to defray the cost of pre-development activities for the project; and

WHEREAS, the Agency wishes to enter into a Memorandum of Understanding with the University and the Developers to assist in the implementation of redevelopment projects by the Developers, including the establishment of a funding mechanism for the infrastructure work,

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 Agency's Executive Director, in consultation with counsel, is hereby authorized to negotiate and execute a Memorandum of Understanding as described above.

10-03-17
Section 3. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized, in consultation with counsel, to undertake all actions and to execute and deliver any and all documents and agreements necessary to effectuate this Resolution.

Section 4. This Resolution shall take effect immediately.


Secretary

Certified to be a true and correct copy of the Resolution adopted at the Board Meeting dated May 17, 2016.

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
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
APPROVING AN AMENDMENT TO PROFESSIONAL
SERVICES AGREEMENT No. 15-11-BA8 WITH
McMANIMON, SCOTLAND & BAUMANN, LLC FOR
SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS
REDEVELOPMENT AREAS CITY-WIDE**

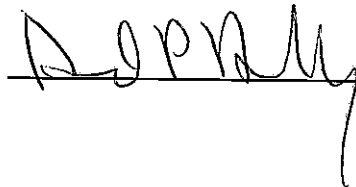
WHEREAS, the Jersey City Redevelopment Agency requires the service of a Law Firm as Special Counsel, pursuant to certain requirements of N.J.S.A. 40A:12a-1 et. seq.; and

WHEREAS, at its meeting dated November 17, 2015, the Board of Commissioners of the Jersey City Redevelopment Agency authorized the Agency to enter into agreement No. 15-11-BA8 with the Law Firm of McManimon, Scotland & Baumann, LLC, a professional services agreement within the purview of N.J.S.A. 40A:11-5(1)(a)(I).; and

WHEREAS, the Parties are desirous of amending agreement No. 15-11-BA8, specifically Para. 3, "Legal Fees," to reflect a change in the hourly rate for redeveloper reimbursable legal services to \$275.00 per hour, to be applied nunc pro tunc.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to the Agency to enter into an Amendment of professional services agreement No. 15-11-BA8 with the Law Firm of McManimon, Scotland & Baumann, LLC.

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



Secretary

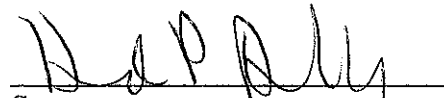
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.

RECORD OF COMMISSIONERS VOTE					
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>SENT</u>	<u>AB</u>
Diane Coleman				✓	
Evelyn Farmer				✓	
Erna Greene	✓				
Rolando R. Lavarro, Jr.	✓				
Samuel Berman	✓				
Donald Brown	✓				
Russell Verducci					✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF MAY 17, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of May 17, 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 May 17, 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 May 17, 2016.

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

Run date: 05/17/2016 @ 10:55
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JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

-----| Selection Page |-----
Reference.....: B - Vendor number
Reference value: *All*
Vendor.....: *All*
Stage.....: 30 - Invoice to 30 - Invoice
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				
	20412 DEFERRED SALARY PER ATTACHED	615 METLIFE 1	Inv	710.00
	20423 DEFERRED SALARY PER ATTACHED	615 METLIFE 1	Inv	710.00
615 METLIFE		*** Vendor total ***		1,420.00
				*** Account total ***
				1,420.00
A10 215.11 - Deferred Compensation				
A10 490.10 - Miscellaneous Revenue				
948 HUB PARTNERS, LLC				
	20506 OUTSTANDING RENT OWED -NC WIC	948 HUB PARTNERS, LLC 1	Inv	18,196.23
948 HUB PARTNERS, LLC		*** Vendor total ***		18,196.23
				*** Account total ***
				18,196.23
A10 490.10 - Miscellaneous Revenue				
A10 520.04 - Dental				
106 MARYPAT NOONAN				
	20440 DENTAL REIMBURSEMENT MAY 10, 2	106 MARYPAT NOONAN 1	Inv	173.00
106 MARYPAT NOONAN		*** Vendor total ***		173.00
183 BARBARA A. AMATO				
	20439 REIMBURS. FOR SPOUSE DENTAL EX	183 BARBARA A. AMATO 1	Inv	185.00
183 BARBARA A. AMATO		*** Vendor total ***		185.00
351 CHRISTOPHER FIORE				
	20450 CORRECTION OF DENTAL REIMBURS.	351 CHRISTOPHER FIORE 1	Inv	45.00
351 CHRISTOPHER FIORE		*** Vendor total ***		45.00
603 JANET HANNA				
	20433 REIMBURS. FOR DENTAL EXPENSES	603 JANET HANNA 1	Inv	773.86
603 JANET HANNA		*** Vendor total ***		773.86
				*** Account total ***
				1,176.86
A10 520.04 - Dental				
A10 610.01 - Project - Legal				
145 MCMANIMON AND SCOTLAND BAUMANN				
	20482 LEGAL SERVICES - GENERAL OPERA	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	674.18
	20483 LEGAL SERVICES - JOURNAL SQUAR	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	105.00
	20484 LEGAL SERVICES - GENERAL OPERA	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	192.50
	20485 LEGAL SERVICES - LOW'ES THEATR	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	55.00
	20486 LEGAL SERVICES - G & S FORSET	145 MCMANIMON AND SCOTLAND BAUMANN		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal				
		1	Inv	987.82
	20487 LEGAL SERVICES - WEST CAMPUS	145 MCMANIMON AND SCOTLAND BAUMANN		
		1	Inv	3,746.50
	20488 LEGAL SERVICES - CHINA CONSTRU	145 MCMANIMON AND SCOTLAND BAUMANN		
		1	Inv	55.00
	145 MCMANIMON AND SCOTLAND BAUMANN	*** Vendor total ***		5,816.00
	932 NOWELL AMOROSO KLEIN BIERMAN,			
	20489 LEGAL SERVICES - GENERAL FILE	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	238.00
	20493 LEGAL SERVICES - PPG V. JCRA	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	3,621.00
	20494 LEGAL SERVICES - PPG V. JCRA	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	1,547.95
	932 NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		5,406.95
	1025 MCNALLY & KACZYNSKI, LLC			
	20457 LEGAL SERVICES - LHN (MOCCO)	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	1,410.00
	20458 LEGAL SERVICES - GENERAL FILE	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	105.00
	20461 LEGAL SERVICES - 447 OCEAN AVE	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	297.50
	20490 LEGAL SERVICES - 308 WHITON S	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	280.00
	20491 LEGAL SERVICES - 24 MONTICELLO	1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	227.50
	1025 MCNALLY & KACZYNSKI, LLC	*** Vendor total ***		2,320.00
	1041 NOWELL, P.A.			
	20462 LEGAL SERVICES - 441-457 OCEAN	1041 NOWELL, P.A.		
		1	Inv	200.00
	1041 NOWELL, P.A.	*** Vendor total ***		200.00
	1048 FLORIO KENNY RAVAL, L.L.P.			
	20453 LEGAL SERVICES - 550 JOHNSTON	1048 FLORIO KENNY RAVAL, L.L.P.		
		1	Inv	700.00
	20456 LEGAL SERVICES - BELOVED CHAR	1048 FLORIO KENNY RAVAL, L.L.P.		
		1	Inv	1,347.50
	20459 LEGAL SERVICES - 97-99 DWIGHT	1048 FLORIO KENNY RAVAL, L.L.P.		
		1	Inv	1,820.00
	20481 LEGAL SERVICES - ASH STREET	1048 FLORIO KENNY RAVAL, L.L.P.		
		1	Inv	52.50
		2	Inv	332.50
	1048 FLORIO KENNY RAVAL, L.L.P.	*** Vendor total ***		4,252.50
	1049 ARCHER & GREINER, P.C.			
	20454 LEGAL SERVICES - 423 GRAND STR	1049 ARCHER & GREINER, P.C.		
		1	Inv	1,330.00
	20455 LEGAL SERVICES - 423 GRAND JER	1049 ARCHER & GREINER, P.C.		
		1	Inv	5,092.50

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal		*** Continued ***		
	20502 LEGAL SERVICES - SYDAM AVENUE	1049 ARCHER & GREINER, P.C.		
		1	Inv	3,777.50
	1049 ARCHER & GREINER, P.C.		*** Vendor total ***	10,200.00
A10 610.01 - Project - Legal		*** Account total ***		28,195.45
A10 610.02 - Project - Environmental				
	53 DRESDNER ROBIN ENVIRON MGMT			
	20496 ENVIRON. SVCS. - MORRIS CANAL	53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	8,727.50
	53 DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***	8,727.50
A10 610.02 - Project - Environmental		*** Account total ***		8,727.50
A10 610.03 - Project - Financial/Accounting				
	56 LERCH, VINCI & HIGGINS, LLP			
	20511 PREPARATION OF 2015 AUDIT	56 LERCH, VINCI & HIGGINS, LLP		
		1	Inv	17,000.00
	56 LERCH, VINCI & HIGGINS, LLP		*** Vendor total ***	17,000.00
	761 BLACKBAUD FUNDWARE			
	20503 FINANCIAL EDGE CONSULTANT	761 BLACKBAUD FUNDWARE		
		1	Inv	3,600.00
	761 BLACKBAUD FUNDWARE		*** Vendor total ***	3,600.00
A10 610.03 - Project - Financial/Accounting		*** Account total ***		20,600.00
A10 610.07 - Project - Engineering				
	636 BROWNFIELD REDEVELOPMENT SOLUT			
	20472 EPA GRANT MANAGMT. WA12 ASH ST	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	178.50
	636 BROWNFIELD REDEVELOPMENT SOLUT		*** Vendor total ***	178.50
	861 AMEC E & FOSTER, INC.			
	20449 J.C.R.A. BID DOCUMENT PREPARAT	861 AMEC E & FOSTER, INC.		
		1	Inv	2,783.92
	861 AMEC E & FOSTER, INC.		*** Vendor total ***	2,783.92
A10 610.07 - Project - Engineering		*** Account total ***		2,962.42
A10 610.08 - Project - Other Expense				
	161 PUBLIC SERVICE ELECTRIC & GAS			
	20444 GAS & ELECTRIC - 292 MLK	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	8.27
	20445 GAS & ELECTRIC 292 MLK	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	340.84
	20446 ELECTRIC SERVICES - 292 MLK DR	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	315.50
	20447 GAS & ELECTRIC - 292 MLK DRIVE	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	42.56
	161 PUBLIC SERVICE ELECTRIC & GAS		*** Vendor total ***	707.17

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.08 - Project - Other Expense		*** Continued ***		
	669 NEW JERSEY ECONOMIC DEVELOPMEN			
	20509 SITE REMEDIATION - HDSRF -OCE	669 NEW JERSEY ECONOMIC DEVELOPMEN		
		1	Inv	500.00
	669 NEW JERSEY ECONOMIC DEVELOPMEN	*** Vendor total ***		500.00
A10 610.08 - Project - Other Expense		*** Account total ***		1,207.17
A10 620.06 - GD - Other Expense				
	752 J & B LANDSCAPE, INC.			
	20448 LANDSCAPING SVCS. - MONTHLY MA	752 J & B LANDSCAPE, INC.		
		1	Inv	1,097.50
	752 J & B LANDSCAPE, INC.	*** Vendor total ***		1,097.50
A10 620.06 - GD - Other Expense		*** Account total ***		1,097.50
A10 650.01 - Office Rent				
	917 66 YORK STREET, LLC			
	20411 RENT FOR THE MONTH OF JUNE	917 66 YORK STREET, LLC		
		1	Inv	9,616.09
	917 66 YORK STREET, LLC	*** Vendor total ***		9,616.09
A10 650.01 - Office Rent		*** Account total ***		9,616.09
A10 660.01 - Liability Insurance				
	748 ADMIRAL INSURANCE COMPANY			
	20515 HELEN COVINGTON V. JCRA	748 ADMIRAL INSURANCE COMPANY		
		1	Inv	856.36
	748 ADMIRAL INSURANCE COMPANY	*** Vendor total ***		856.36
	812 PETROCCI AGENCY, LLC			
	20415 COMMERCIAL LIABILITY-ALL PROER	812 PETROCCI AGENCY, LLC		
		1	Inv	84,517.00
	812 PETROCCI AGENCY, LLC	*** Vendor total ***		84,517.00
A10 660.01 - Liability Insurance		*** Account total ***		85,373.36
A10 670.03 - Office Supplies				
	69 STAPLES, INC			
	20514 OFFICE SUPPLIES FOR APRIL, 201	69 STAPLES, INC		
		1	Inv	386.30
	69 STAPLES, INC	*** Vendor total ***		386.30
	157 MAUREEN MORTOLA			
	20410 REIMBUURS. FOR OFFICE SUPPLIES	157 MAUREEN MORTOLA		
		1	Inv	139.07
	157 MAUREEN MORTOLA	*** Vendor total ***		139.07
A10 670.03 - Office Supplies		*** Account total ***		525.37
A10 670.04 - Printing and Advertising				
	55 ROYAL PRINTING SERVICE			
	20437 PRINTING BUSINESS CARD-DAV.& J	55 ROYAL PRINTING SERVICE		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.04 - Printing and Advertising				
	55 ROYAL PRINTING SERVICE	1 *** Vendor total ***	Inv	135.00
	72 THE EVENING JOURNAL ASSOCIATIO	72 THE EVENING JOURNAL ASSOCIATIO		
	20492 ARTICAL FOR THE MONTH OF APRIL	1	Inv	156.72
	72 THE EVENING JOURNAL ASSOCIATIO	*** Vendor total ***		156.72
	443 THE HUDSON REPORTER ASSOC., LP	443 THE HUDSON REPORTER ASSOC., LP		
	20430 LEGAL ADVERTISING-BD MEETING	1	Inv	88.20
	443 THE HUDSON REPORTER ASSOC., LP	*** Vendor total ***		88.20
		*** Account total ***		379.92
A10 670.04 - Printing and Advertising				
A10 670.05 - Postage				
	94 FEDERAL EXPRESS	94 FEDERAL EXPRESS		
	20512 OVERNIGHT DELIVERIES	1	Inv	110.42
	94 FEDERAL EXPRESS	*** Vendor total ***		110.42
		*** Account total ***		110.42
A10 670.05 - Postage				
A10 670.06 - Rental of Equipment				
	644 TOSHIBA FINANCIAL SERVICES	644 TOSHIBA FINANCIAL SERVICES		
	20424 MONTHLY LEASE PYMT. -TOSHIBA C	1	Inv	1,442.92
	644 TOSHIBA FINANCIAL SERVICES	*** Vendor total ***		1,442.92
	884 TWIN ROCKS SPRING WATER	884 TWIN ROCKS SPRING WATER		
	20421 WATER & COOLER FOR APRIL, 201	1	Inv	52.75
	20452 WATER FOR MAY , 2016	884 TWIN ROCKS SPRING WATER		
		1	Inv	31.80
	884 TWIN ROCKS SPRING WATER	*** Vendor total ***		84.55
	1035 HECHT TRAILER, LLC	1035 HECHT TRAILER, LLC		
	20428 CONTAINER & OFFICE TRAILER REN	1	Inv	691.70
	1035 HECHT TRAILER, LLC	*** Vendor total ***		691.70
		*** Account total ***		2,219.17
A10 670.06 - Rental of Equipment				
A10 670.07 - Travel				
	351 CHRISTOPHER FIORE	351 CHRISTOPHER FIORE		
	20451 TRAVEL EXPENSES FOR APRIL , 20	1	Inv	56.25
	351 CHRISTOPHER FIORE	*** Vendor total ***		56.25
	568 BENJAMIN DELISLE	568 BENJAMIN DELISLE		
	20505 TRAVEL EXPENSES FOR APRIL, 201			

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.07 - Travel				
		*** Continued ***		
		1	Inv	243.23
568	BENJAMIN DELISLE	*** Vendor total ***		243.23
770	ELIZABETH VASQUEZ			
	20443 TRAVEAL EXPENSES FOR APRIL, 20	770 ELIZABETH VASQUEZ		
		1	Inv	238.55
770	ELIZABETH VASQUEZ	*** Vendor total ***		238.55
969	PHILLIP A. ORPHANIDIS			
	20442 TRAVEL EXPENSES FOR APRIL, 201	969 PHILLIP A. ORPHANIDIS		
		1	Inv	51.03
969	PHILLIP A. ORPHANIDIS	*** Vendor total ***		51.03
975	DAVID P. DONNELLY			
	20435 COST OF RENTAL CAR FOR CONFER	975 DAVID P. DONNELLY		
		1	Inv	471.05
	20436 PER DIEM FOR NDC CONFERENCE	975 DAVID P. DONNELLY		
		1	Inv	660.00
975	DAVID P. DONNELLY	*** Vendor total ***		1,131.05
1020	DIANA JEFFREY			
	20432 REIMB.NDC CONF. 4 OVERNIGHTS	1020 DIANA JEFFREY		
		1	Inv	1,785.00
1020	DIANA JEFFREY	*** Vendor total ***		1,785.00
1051	ROBERT G. NAPIORSKI			
	20441 TRAVEL EXPENSES FOR APRIL, 201	1051 ROBERT G. NAPIORSKI		
		1	Inv	58.55
1051	ROBERT G. NAPIORSKI	*** Vendor total ***		58.55
A10 670.07 - Travel				*** Account total *** 3,563.66
A10 670.08 - Miscellaneous Operating Exp.				
160	VERIZON WIRELESS			
	20427 BLACKBERRY'S MONTHLY CHARGE	160 VERIZON WIRELESS		
		1	Inv	295.36
160	VERIZON WIRELESS	*** Vendor total ***		295.36
183	BARBARA A. AMATO			
	20434 REIMBURS. FOR MOVE TO STORAGE	183 BARBARA A. AMATO		
		1	Inv	947.00
183	BARBARA A. AMATO	*** Vendor total ***		947.00
495	CENTRAL PARKING SYSTEM			
	20417 PARKIN 11 SPACES @ \$125.00 EAC	495 CENTRAL PARKING SYSTEM		
		1	Inv	1,375.00
495	CENTRAL PARKING SYSTEM	*** Vendor total ***		1,375.00
514	BOUQUETS & BASKETS			
	20422 FLORAL ARRANGMENT FOR BARBARA	514 BOUQUETS & BASKETS		
		1	Inv	60.00
514	BOUQUETS & BASKETS	*** Vendor total ***		60.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp. *** Continued ***				
713 CASH		713 CASH		
20426 REPLENISHMENT OF PETTY CASH		1	Inv	485.00
713 CASH		*** Vendor total ***		485.00
917 66 YORK STREET, LLC		917 66 YORK STREET, LLC		
20418 MONTHLY OPERATING EXPENSES		1	Inv	172.14
20419 ELECTRIC PYMT. FOR 66 YORK		917 66 YORK STREET, LLC		
		1	Inv	648.52
20504 CHARGES FOR AGENCY MOVED TO 3R		917 66 YORK STREET, LLC		
		1	Inv	2,050.00
917 66 YORK STREET, LLC		*** Vendor total ***		2,870.66
920 MOISHE'S SELF STORAGE		920 MOISHE'S SELF STORAGE		
20416 STORAGE SPACE - MAY, 2016		1	Inv	700.00
920 MOISHE'S SELF STORAGE		*** Vendor total ***		700.00
933 CRYSTAL POINT CONDOMINIUM ASSO		933 CRYSTAL POINT CONDOMINIUM ASSO		
20420 MONTHLY MAINTENANCE FEE		1	Inv	130.97
933 CRYSTAL POINT CONDOMINIUM ASSO		*** Vendor total ***		130.97
A10 670.08 - Miscellaneous Operating Exp. *** Account total ***				6,863.99
A10 670.12 - Meetings & Seminars				
81 THOMSON REUTERS - WEST		81 THOMSON REUTERS - WEST		
20513 SUBSCRIPTION SERIES FOR NJ STA		1	Inv	176.00
81 THOMSON REUTERS - WEST		*** Vendor total ***		176.00
918 NEW JERSEY REDEVELOPMENT AUTHO		918 NEW JERSEY REDEVELOPMENT AUTHO		
20431 NJRA URBAN AWARD-D.D & C. FIO		1	Inv	100.00
918 NEW JERSEY REDEVELOPMENT AUTHO		*** Vendor total ***		100.00
A10 670.12 - Meetings & Seminars *** Account total ***				276.00
A20 610.01 - Grant - Legal				
1025 MCNALLY & KACZYNSKI, LLC		1025 MCNALLY & KACZYNSKI, LLC		
20460 LEGAL SERVICES - 665 OCEAN AV		1	Inv	2,067.50
20463 LEGAL SERVICES - 480 OCEAN AVE		1025 MCNALLY & KACZYNSKI, LLC		
		1	Inv	52.50
1025 MCNALLY & KACZYNSKI, LLC		*** Vendor total ***		2,120.00
1032 SEDITA CAMPISANO & CAMPIISANO		1032 SEDITA CAMPISANO & CAMPIISANO		
20501 LEGAL SERVICES - BERRY LANE P		1	Inv	1,295.00
1032 SEDITA CAMPISANO & CAMPIISANO		*** Vendor total ***		1,295.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.01 - Grant - Legal		*** Account total ***		3,415.00
A20 610.02 - Grant - Environmental				
	53 DRESDNER ROBIN ENVIRON MGMT			
	20495 ENVIRON. SVCS. - MILL GREEK	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	15,524.50
	20497 ENVIRON. SVCS. - PITTSBURGH M	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	13,895.48
		2	Inv	8,276.56
	20500 ENVIRON. SVCS. - BERRY LANE PA	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	23,066.05
	53 DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		60,762.59
	727 WCD CONSTRUCTION MANAGEMENT			
	20478 ENVIRON. SVCS. - 100 HOBOKEN A	727 WCD CONSTRUCTION MANAGEMENT 1	Inv	19,665.00
	727 WCD CONSTRUCTION MANAGEMENT	*** Vendor total ***		19,665.00
	944 BROWNFIELD SCIENCE & TECHNOLOG			
	20507 ENVIRO. SERVICES - OCEAN AVE	944 BROWNFIELD SCIENCE & TECHNOLOG 1	Inv	1,968.19
		2	Inv	1,968.19
		3	Inv	1,968.19
		4	Inv	1,996.69
	944 BROWNFIELD SCIENCE & TECHNOLOG	*** Vendor total ***		7,901.26
A20 610.02 - Grant - Environmental		*** Account total ***		88,328.85
A20 610.05 - Grant - Appraisals				
	965 MAST CONSTRUCTION SERVICES, IN			
	20475 BERRY LANE PARK PHASE IV-CONST	965 MAST CONSTRUCTION SERVICES, IN 1	Inv	15,500.00
	965 MAST CONSTRUCTION SERVICES, IN	*** Vendor total ***		15,500.00
A20 610.05 - Grant - Appraisals		*** Account total ***		15,500.00
A20 610.07 - Grant - Engineering				
	53 DRESDNER ROBIN ENVIRON MGMT			
	20498 ENGINEERING SERVICES - BERRY L	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	22,065.60
	20499 ENGINEERING SERVICES- BERRY LA	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	25,686.32
	53 DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		47,751.92
A20 610.07 - Grant - Engineering		*** Account total ***		47,751.92
A20 610.08 - Grant - Other Expenses				
	636 BROWNFIELD REDEVELOPMENT SOLUT			
	20465 EPA GRANT MANAGMT. REVOLVING L	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	86.25
	20466 EPA GRANT MANAGMT. - REVOLVING	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	4,348.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses				
20467	EPA GRANT MANAGMT. - REVOLVING	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	238.00
20468	EPA GRANT MANAGMT. PETROLEUM	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	138.00
20469	EPA GRANT MANAGMT. - HAZARDOUS	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	183.25
20470	EPA GRANT MANAGMT. GRAND JERS	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	2,050.00
20471	EPA GRANT MANGMT. - GRAND JERS	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	169.25
20473	EPA GRANT - DWIGHT STREET/ OCE	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	652.75
		2	Inv	463.00
		3	Inv	337.00
20474	EPA GRANT MANGMT - DWIGHT / OC	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	255.25
		2	Inv	452.75
		3	Inv	282.00
636 BROWNFIELD REDEVELOPMENT SOLUT		*** Vendor total ***		9,655.50
993 WORK ZONE CAM LLC				
20477	BERRY LANE PARK - HOSTED SERVI	993 WORK ZONE CAM LLC 1	Inv	175.00
993 WORK ZONE CAM LLC		*** Vendor total ***		175.00
1021 JOHN TO GO - INC.				
20425	MONTHLY RENTAL FEE -665 OCEAN	1021 JOHN TO GO - INC. 1	Inv	100.00
1021 JOHN TO GO - INC.		*** Vendor total ***		100.00
1033 ABLE EQUIPMENT RENTAL				
20413	EQUIPMENT FOR 665 OCEAN AVE	1033 ABLE EQUIPMENT RENTAL 1	Inv	7,524.00
1033 ABLE EQUIPMENT RENTAL		*** Vendor total ***		7,524.00
1034 NORTHEASTERN HARDWARE CO., INC				
20414	MATERIALS FOR 665 OCEAN AVE	1034 NORTHEASTERN HARDWARE CO., INC 1	Inv	935.87
1034 NORTHEASTERN HARDWARE CO., INC		*** Vendor total ***		935.87
1038 COMCAST				
20429	INTERNET CONNECTION - 665 OCEA	1038 COMCAST 1	Inv	126.90
1038 COMCAST		*** Vendor total ***		126.90
1040 HOME DEPOT CREDIT SERVICES				
20510	METERIAL FOR 665 OCEAN	1040 HOME DEPOT CREDIT SERVICES 1	Inv	18,638.36
1040 HOME DEPOT CREDIT SERVICES		*** Vendor total ***		18,638.36
A20 610.08 - Grant - Other Expenses				*** Account total ***
				37,155.63

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.11 - Exterior Maintenance				
636	BROWNFIELD REDEVELOPMENT SOLUT	636 BROWNFIELD REDEVELOPMENT SOLUT		
	20464 EPA GRANT MANAGMT. DWIGHT - OC	1	Inv	541.25
	636 BROWNFIELD REDEVELOPMENT SOLUT		*** Vendor total ***	541.25
A20 610.11 - Exterior Maintenance				
			*** Account total ***	541.25
A20 610.15 - Construction				
994	FLANAGAN CONTRACTING GROUP, IN	994 FLANAGAN CONTRACTING GROUP, IN		
	20508 BLP CONSTRUCTION - BERRY LANE	1	Inv	187,601.22
		2	Inv	84,508.86
	994 FLANAGAN CONTRACTING GROUP, IN		*** Vendor total ***	272,110.08
1004	GENERAL RECREATION, INC	1004 GENERAL RECREATION, INC		
	20476 RECREATION SVCS. - BERRY LANE	1	Inv	7,832.00
	1004 GENERAL RECREATION, INC		*** Vendor total ***	7,832.00
1019	CUMMING CONSTRUCTION MANAGEMEN	1019 CUMMING CONSTRUCTION MANAGEMEN		
	20438 CONSTRUCTION SVCS. - 665 OCEA	1	Inv	20,452.00
	1019 CUMMING CONSTRUCTION MANAGEMEN		*** Vendor total ***	20,452.00
1052	MILLENNIUM COMMUNICATION GROUP	1052 MILLENNIUM COMMUNICATION GROUP		
	20479 BERRY LANE PARK SURVEILLANCE	1	Inv	123,107.65
	20480 BERRY LANE PARK SURVILLANCE	1	Inv	35,135.75
	1052 MILLENNIUM COMMUNICATION GROUP		*** Vendor total ***	158,243.40
A20 610.15 - Construction				
			*** Account total ***	458,637.48
* Report total *				
			*** Total ***	843,841.24

Run date: 05/10/2016 @ 09:40
Bus date: 05/10/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

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Reference value: *All*
Vendor.....: *All*
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Change date....: *All*
Stage date.....: *All*
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Account Mask...: AXX XXX.XX

Run date: 05/10/2016 @ 09:40
Bus date: 05/10/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 630.01 - Grant - Demolition				
	1029 PINNACLE DEVELOPMENT			
	20409 work order No. 017 REHABILITA.	1029 PINNACLE DEVELOPMENT		
		1	Inv	56,344.40
	1029 PINNACLE DEVELOPMENT	*** Vendor total ***		56,344.40
A20 630.01 - Grant - Demolition		*** Account total ***		56,344.40
* Report total *		*** Total ***		56,344.40

Run date: 05/04/2016 @ 15:35
Bus date: 05/04/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

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

Run date: 05/04/2016 @ 15:35
Bus date: 05/04/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.07 - Travel				
	975 DAVID P. DONNELLY			
	20408 REIMBURSEMENT OF TRAVEL EXP.	975 DAVID P. DONNELLY		
		1	Inv	2,235.79
	975 DAVID P. DONNELLY	*** Vendor total ***		2,235.79
A10 670.07 - Travel		*** Account total ***		2,235.79
* Report total *		*** Total ***		2,235.79

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Bus date: 04/26/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

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Vendor.....: *All*
Stage.....: 30 - Invoice to 30 - Invoice
Change date....: *All*
Stage date.....: *All*
Print zero.....: Do not print zero amounts
Account Mask...: AXX XXX.XX

AIP for
May, 2016
Bd. Meeting

Run date: 04/26/2016 @ 10:20
Bus date: 04/26/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.15 - Construction				
	1029 PINNACLE DEVELOPMENT			
	20407 REHABILITATION SVCS. - 665 OCEAN	1029 PINNACLE DEVELOPMENT		
		1	Inv	50,926.05
	1029 PINNACLE DEVELOPMENT	*** Vendor total ***		50,926.05
A20 610.15 - Construction		*** Account total ***		50,926.05
* Report total *		*** Total ***		50,926.05

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Bus date: 05/17/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

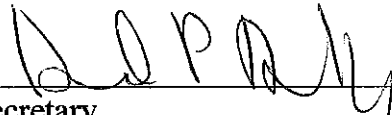
Setup by: Janet

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Vendor.....: *All*
Stage.....: 30 - Invoice to 30 - Invoice
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**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
MAY 17, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of May 17, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of May 17, 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 May 17, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
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 AUTHORIZING THE AGENCY TO ENTER INTO A LEASE WITH AL TAWHEED CENTER INC FOR THE USE OF BLOCK 22502, LOT 1,2 & 3 MORE COMMONLY KNOWN AS 141-137 KEARNEY AVE, FOR A COMMUNITY GARDEN IN THE GREENVILLA REDEVELOPMENT AREA.

WHEREAS, the Jersey City Redevelopment Agency ("the Agency"); is an autonomous city agency, with offices located at 66 York Street in Jersey City, and

WHEREAS, The Agency is the owner of 141-137 Kearney Ave, (Block 22502, Lot 1, 2 & 3); and

WHEREAS, Al Tawheed Center Inc is a non-profit corporation with offices located at 984 West Side Avenue in Jersey City and has requested to use the property on a temporary seasonal basis, subject to negotiation by the parties; and

WHEREAS, the Al Tawheed Center Inc ("the Lessee") understand that the properties leased to non-profit corporations or associations are to be used for gardening and for no other purpose whatsoever; and in particular may not be used for any commercial, business trade, manufacture, wholesale, retail or any other profit-making enterprises; and

WHEREAS, the Lessee also understand it must submit an annual report to the Agency, setting out the use to which the leasehold was put during each year, the activities of the lessee undertaken in furtherance of the public purpose for which the leasehold was granted; the approximate value or cost, if any, of such activities in furtherance of such purposes, and an affirmation of the continued tax-exempt status of the nonprofit corporation pursuant to both State and Federal law; and

WHEREAS, the lease term will be for one (1) year beginning as of May 17, 2016 and ending May 17, 2017 subject to the Agency's right to terminate the lease at its convenience without cause by providing ninety (90 days) prior notice; and

WHEREAS, the consideration for the lease shall be one dollar (\$1.00) a year and other good and valuable considerations; and

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

- 1) The above recitations are incorporated herein as if set forth at length.
- 2) The Agency is hereby authorized to execute a lease of Block 22502, Lot 1,2, & 3 more commonly known as 141-137 Kearney Ave, with Al Tawheed Center Inc for the purpose of creating a community garden
- 3) The term of the Lease agreement shall be one (1) year commencing as of May 17, 2016 and terminating on May 17, 2017 for one dollar (\$1.00) a year.
- 4) The form of the Lease is attached hereto and shall be subject to any such modification as may be deemed necessary or appropriate by the Agency's Counsel.
- 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 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	✓			
Samuel A. Berman	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

L:\AGENDA\MAY-2016\Altawheed Adopt-A-Lot Lease. Reso.wpd

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A LEASE WITH AL TAWHEED CENTER INC FOR THE USE OF BLOCK 22502, LOT 1 & 2, MORE COMMONLY KNOWN AS 141-137 KEARNEY AVE, FOR A COMMUNITY GARDEN IN THE GREENVILLA REDEVELOPMENT AREA.

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WHEREAS, the Al Tawheed Center Inc ("the Lessee") understand that the properties leased to non-profit corporations or associations are to be used for gardening and for no other purpose whatsoever; and in particular may not be used for any commercial, business trade, manufacture, wholesale, retail or any other profit-making enterprises; and

WHEREAS, the Lessee also understand it must submit an annual report to the Agency, setting out the use to which the leasehold was put during each year, the activities of the lessee undertaken in furtherance of the public purpose for which the leasehold was granted; the approximate value or cost, if any, of such activities in furtherance of such purposes, and an affirmation of the continued tax-exempt status of the nonprofit corporation pursuant to both State and Federal law; and

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- 3) The term of the Lease agreement shall be one (1) year commencing as of May 17, 2016 and terminating on May 17, 2017 for one dollar (\$1.00) a year.
- 4) The form of the Lease is attached hereto and shall be subject to any such modification as may be deemed necessary or appropriate by the Agency's Counsel.
- 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 and approval of the Agency's General Counsel.

P. J. P. D. L.
 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	✓			
Sam Berman	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

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SEE SHEET 211

REVISIONS

[illegible]

TAX MAP

TAX MAP
CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY
AUGUST, 2008
SCALE: 1"= 50'

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

T & M ASSOCIATES
41 ZARATH ROAD, LINDFIELD NSW 2055
SYDNEY TEL: 02 943 1155

ROAD, MIDDLETOWN
NEW JERSEY, 07748

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

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SEE SHEET 231

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE GRANT CLEANERS/DB LUCKY'S AUTO SERVICE SITE WITHIN THE TURNKEY REDEVELOPMENT AREA

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

WHEREAS, the Turnkey Redevelopment Plan contemplates the redevelopment of 441-457 Ocean Ave and 79-81 Dwight St. (Block 25804, lots 17-23) A.K.A. the "Grant Cleaners/DB Lucky's Auto Service" Site; and

WHEREAS, the prior industrial and commercial uses of the site qualify the property as a brownfield pursuant to N.J.S.A. 58:10B-23.d; and

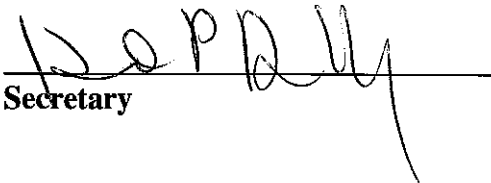
WHEREAS, there is a need to perform environmental investigations and subsequent remediation of the property prior to redevelopment;

WHEREAS, the State of New Jersey provides funding for environmental investigation and remediation through the Hazardous Discharge Site Remediation Fund (HDSRF); and

WHEREAS, the Jersey City Redevelopment Agency has applied for HDSRF monies in the amount of \$211,777.61 for this purpose.

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

1. The above recitations are incorporated herein as if set forth at length;
2. The above referenced grant in the amount of \$211,777.61 is hereby accepted upon receipt of notification of the grant award from the State of New Jersey;
3. The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all necessary grant closing and other related documents in order to effectuate the purposes of this resolution, subject to the review and approval of the Agency's General Counsel;
4. A certified copy of this Resolution is to be forwarded to the New Jersey Economic Development Authority.


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.

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



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SITE REMEDIATION AND WASTE MANAGEMENT PROGRAM
OFFICE OF BROWNFIELD REUSE
MAIL CODE 401-05K
P.O. BOX 420
TRENTON, NEW JERSEY 08625-0420
[HTTP://WWW.STATE.NJ.US/DEP/SRP](http://www.state.nj.us/dep/srp)

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

April 28, 2016

Benjamin Delisle
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, NJ 07302

RE: Hazardous Discharge Site Remediation Fund (HDSRF) –
Supplemental PA/SI/RI Grant
Applicant: Jersey City Redevelopment Agency
Site Name: Grant Cleaners/DB Luckys Auto Service (aka Turnkey Redevelopment)
Ocean & Dwight Ave's, Jersey City, Hudson County
SRP PI #: 009084

Dear Mr. Delisle:

The New Jersey Department of Environmental Protection (Department) has completed a review of the Supplemental Hazardous Discharge Site Remediation Fund (HDSRF) application for the investigation activities at the Turnkey Redevelopment Site. These activities include sampling and analysis, monitor well installation and repair, and preparation of a Remedial Investigation Report/Remedial Action Work Plan for ground water. Based on the review, the Department finds the request to be technically eligible for funding through the HDSRF municipal grant for PA/SI/RI.

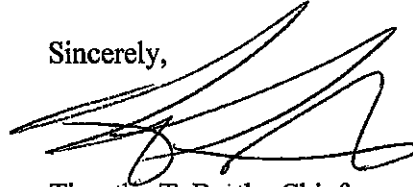
The total cost estimate for the supplemental investigation is \$211,777.61. The Department has advised the New Jersey Economic Development Authority (NJEDA) to obligate funds in the amount of \$211,777.61 for the remediation to be conducted and to disburse this amount upon grant closing.

The Department's recommendation for the award of a grant from the HDSRF, and its determination that certain remediation costs are eligible for grant funding, is subject to the review and approval of the NJEDA, which, if in agreement with the Department's recommendation, will forward the recommendation to its Board for consideration. Any award by the NJEDA's Board is subject to a ten-day gubernatorial veto period and the appropriation of money to the Fund in an amount adequate to pay the grant. Please note that funding is not guaranteed.

Please note that all invoices for all work completed using the grant funding provided should be submitted to the Department upon completion of the work, including all contractor and subcontractor invoices.

If you have any questions regarding this letter, please feel free to contact John Doyon, HDSRF Coordinator at (609) 633-0713 or at john.doyon@dep.nj.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy T. Bartle', written over a horizontal line.

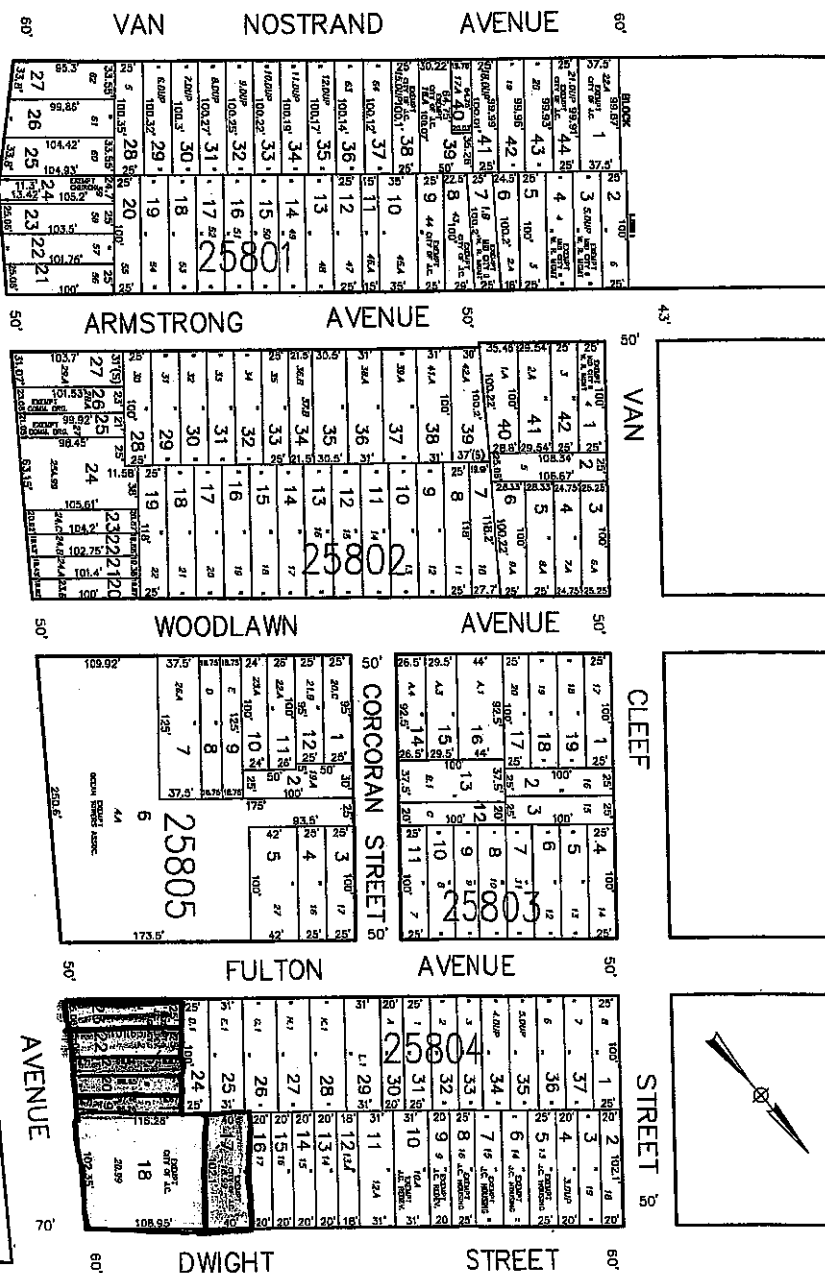
Timothy T. Bartle, Chief
Office of Brownfield Reuse

Cc: DEPFile

SEE SHEET 265

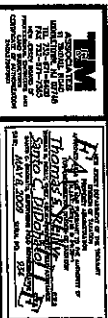
SEE SHEET 257

258



SEE SHEET 259

SEE SHEET 252



NOT - CONFIDENTIAL

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COMPUTER GRAPHICS.

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 TINDAL ROAD, MIDDLETOWN, TOWNSHIP
NEW JERSEY, 07748

SEE SHEET 251

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING KKF
BLOCK 1 URBAN RENEWAL, LLC AS REDEVELOPER FOR A
PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA AND
AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
REDEVELOPMENT AGREEMENT**

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the West Campus 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 enacted the West Campus Redevelopment Plan by Ordinance 05-007 dated February 9, 2005 (as amended and supplemented from time to time, the "Redevelopment Plan"), in order to effectuate the redevelopment of the West Campus Redevelopment Area; and

WHEREAS, pursuant to P.L. 2009, c. 90, New Jersey City University (the "University") has determined to enter into public-private partnerships with developers to develop portions of West Campus Redevelopment Area; and

WHEREAS, the University has entered into a project development agreement and ground lease with KKF Block 1 Urban Renewal, LLC (the "Developer"), with respect to the development of Block 21902.02, Lot 2 (the "Property", also commonly known by reference to the Redevelopment Plan as "Block 1") with a mixed-use development incorporating 152 residential rental units, approximately 11,903 square feet of retail space, and 162 parking spaces (the "Project"); and

WHEREAS, the University and the Developer wish to collaborate with the Agency with respect to the redevelopment of the Project upon the Property; and

WHEREAS, on December 15, 2015, the Agency adopted a resolution authorizing the execution of one or more escrow agreements in order to defray the cost of pre-development activities for the project; and

WHEREAS, the Agency wishes to designate the Developer as redeveloper of the Property and commence the negotiation of a redevelopment agreement,

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

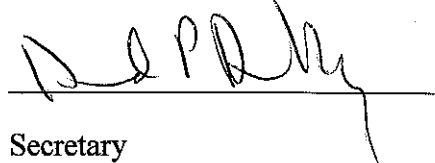
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. KKF Block 1 Urban Renewal, LLC, is hereby designated as the Redeveloper of the Property, subject to the execution of a mutually acceptable redevelopment agreement by and between KKF Block 1 Urban Renewal, LLC, and the Agency, the terms and conditions of which are subject to the review and approval of the Agency's Executive Director in consultation with the Agency's General Counsel and Special Counsel.

Section 3. The designation granted herein is for a 120 day period to expire on September 14, 2016, if no redevelopment agreement has been executed at that time, which

period may be extended for a period of thirty (30) days if necessary in the sole discretion of the Agency's Executive Director.

Section 4. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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 May 17, 2016.

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
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 DESIGNATING KKF BLOCK 5B URBAN RENEWAL, LLC AS REDEVELOPER FOR A PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the West Campus 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 enacted the West Campus Redevelopment Plan by Ordinance 05-007 dated February 9, 2005 (as amended and supplemented from time to time, the "Redevelopment Plan"), in order to effectuate the redevelopment of the West Campus Redevelopment Area; and

WHEREAS, pursuant to P.L. 2009, c. 90, New Jersey City University (the "University") has determined to enter into public-private partnerships with developers to develop portions of West Campus Redevelopment Area; and

WHEREAS, the University has entered into a project development agreement and ground lease with KKF Block 5B Urban Renewal, LLC (the "Developer"), with respect to the development of Block 21902.04, Lot 2 (the "Property", also commonly known by reference to the Redevelopment Plan as "Block 5B") with a residential development incorporating 149 residential rental units and approximately 9,330 square feet of residential recreational space (the "Project"); and

WHEREAS, the University and the Developer wish to collaborate with the Agency with respect to the redevelopment of the Project upon the Property; and

WHEREAS, on December 15, 2015, the Agency adopted a resolution authorizing the execution of one or more escrow agreements in order to defray the cost of pre-development activities for the project; and

WHEREAS, the Agency wishes to designate the Developer as redeveloper of the Property and commence the negotiation of a redevelopment agreement,

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

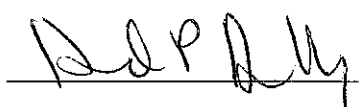
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. KKF Block 5B Urban Renewal, LLC, is hereby designated as the Redeveloper of the Property, subject to the execution of a mutually acceptable redevelopment agreement by and between KKF Block 5B Urban Renewal, LLC, and the Agency, the terms and conditions of which are subject to the review and approval of the Agency's Executive Director in consultation with the Agency's General Counsel and Special Counsel.

Section 3. The designation granted herein is for a 120 day period to expire on September 14, 2016, if no redevelopment agreement has been executed at that time, which

period may be extended for a period of thirty (30) days if necessary in the sole discretion of the Agency's Executive Director.

Section 4. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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 May 17, 2016.

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
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 DESIGNATING HC WEST CAMPUS URBAN RENEWAL I, LLC AS REDEVELOPER FOR A PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the West Campus 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 enacted the West Campus Redevelopment Plan by Ordinance 05-007 dated February 9, 2005 (as amended and supplemented from time to time, the "Redevelopment Plan"), in order to effectuate the redevelopment of the West Campus Redevelopment Area; and

WHEREAS, pursuant to P.L. 2009, c. 90, New Jersey City University (the "University") has determined to enter into public-private partnerships with developers to develop portions of West Campus Redevelopment Area; and

WHEREAS, the University has entered into a project development agreement and ground lease with HC West Campus Urban Renewal I, LLC (the "Developer") with respect to the development of Block 21902.04, Lot 4 (the "Property", also commonly known by reference to the Redevelopment Plan as "Block 3") with a mixed-use development incorporating 163 residential rental units, approximately 10,048 square feet of retail space, and 177 parking spaces (the "Project"); and

WHEREAS, the University and the Developer wish to collaborate with the Agency with respect to the redevelopment of the Project upon the Property; and

WHEREAS, on December 15, 2015, the Agency adopted a resolution authorizing the execution of one or more escrow agreements in order to defray the cost of pre-development activities for the project; and

WHEREAS, the Agency wishes to designate the Developer as redeveloper of the Property and commence the negotiation of a redevelopment agreement,

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

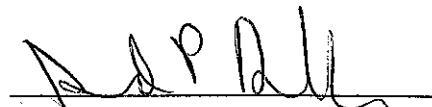
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. HC West Campus Urban Renewal I, LLC, is hereby designated as the Redeveloper of the Property, subject to the execution of a mutually acceptable redevelopment agreement by and between HC West Campus Urban Renewal I, LLC, and the Agency, the terms and conditions of which are subject to the review and approval of the Agency's Executive Director in consultation with the Agency's General Counsel and Special Counsel.

Section 3. The designation granted herein is for a 120 day period to expire on September 14, 2016, if no redevelopment agreement has been executed at that time, which

period may be extended for a period of thirty (30) days if necessary in the sole discretion of the Agency's Executive Director.

Section 4. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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 May 17, 2016.

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
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 DESIGNATING HC WEST
CAMPUS URBAN RENEWAL II, LLC AS REDEVELOPER FOR A
PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA AND
AUTHORIZING THE NEGOTIATION AND EXECUTION OF A
REDEVELOPMENT AGREEMENT**

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the West Campus 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 enacted the West Campus Redevelopment Plan by Ordinance 05-007 dated February 9, 2005 (as amended and supplemented from time to time, the "Redevelopment Plan"), in order to effectuate the redevelopment of the West Campus Redevelopment Area; and

WHEREAS, pursuant to P.L. 2009, c. 90, New Jersey City University (the "University") has determined to enter into public-private partnerships with developers to develop portions of West Campus Redevelopment Area; and

WHEREAS, the University has entered into a project development agreement and ground lease with HC West Campus Urban Renewal II, LLC (the "Developer") with respect to the development of Block 21902.02, Lot 4 (the "Property", also commonly known by reference to the Redevelopment Plan as "Block 2") with a mixed-use development incorporating 167 residential rental units, approximately 11,472 square feet of retail space, and 167 parking spaces (the "Project"); and

WHEREAS, the University and the Developer wish to collaborate with the Agency with respect to the redevelopment of the Project upon the Property; and

WHEREAS, on December 15, 2015, the Agency adopted a resolution authorizing the execution of one or more escrow agreements in order to defray the cost of pre-development activities for the project; and

WHEREAS, the Agency wishes to designate the Developer as redeveloper of the Property and commence the negotiation of a redevelopment agreement,

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

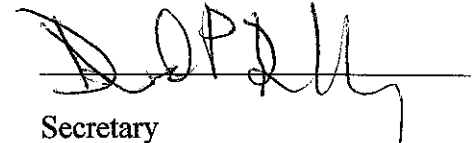
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. HC West Campus Urban Renewal II, LLC, is hereby designated as the Redeveloper of the Property, subject to the execution of a mutually acceptable redevelopment agreement by and between HC West Campus Urban Renewal II, LLC, and the Agency, the terms and conditions of which are subject to the review and approval of the Agency's Executive Director in consultation with the Agency's General Counsel and Special Counsel.

Section 3. The designation granted herein is for a 120 day period to expire on September 14, 2016, if no redevelopment agreement has been executed at that time, which

period may be extended for a period of thirty (30) days if necessary in the sole discretion of the Agency's Executive Director.

Section 4. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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

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<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
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 DESIGNATING NEW
JERSEY CITY UNIVERSITY AS REDEVELOPER FOR A PORTION OF
THE WEST CAMPUS REDEVELOPMENT AREA AND AUTHORIZING
THE NEGOTIATION AND EXECUTION OF A REDEVELOPMENT
AGREEMENT**

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the West Campus 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 enacted the West Campus Redevelopment Plan by Ordinance 05-007 dated February 9, 2005 (as amended and supplemented from time to time, the "Redevelopment Plan") in order to effectuate the redevelopment of the West Campus Redevelopment Area; and

WHEREAS, pursuant to P.L. 2009, c. 90, New Jersey City University (the "University") has determined to enter into public-private partnerships with HC West Campus Urban Renewal I, LLC, HC West Campus Urban Renewal II, LLC, KKF Block 1 Urban Renewal, LLC, and KKF Block 5B Urban Renewal, LLC with respect to the development of various portions of the West Campus Redevelopment Area; and

WHEREAS, the University wishes to collaborate with the Agency with respect to the redevelopment of the West Campus Redevelopment Area and the installation of infrastructure to support the same; and

WHEREAS, on December 15, 2015, the Agency adopted a resolution authorizing the execution of one or more escrow agreements in order to defray the cost of pre-development activities for the project; and

WHEREAS, the Agency wishes to designate the University as a redeveloper of the West Campus Redevelopment Area and commence the negotiation of a redevelopment agreement,

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

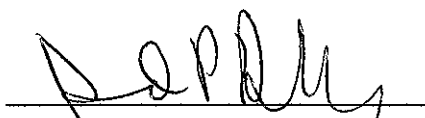
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. New Jersey City University is hereby designated as Redeveloper of those portions of the West Campus Redevelopment Area that the University owns and that it has not further leased to another party, subject to the execution of a mutually acceptable redevelopment agreement by and between the Agency and the University, the terms and conditions of which are

subject to the review and approval of the Agency's Executive Director in consultation with the Agency's General Counsel and Special Counsel.

Section 3. The designation granted herein is for a 120 day period to expire on September 14, 2016 if no redevelopment agreement has been executed at that time, which period may be extended for a period of thirty (30) days if necessary in the sole discretion of the Agency's Executive Director.

Section 4. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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

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Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓