

**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 matters, personnel issues and contract negotiations; 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 June 21, 2016.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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  
APPROVING THE MINUTES OF THE REGULAR MEETING  
DATED MAY 17, 2016**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated May 17, 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 June 21, 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  
APPROVING THE MINUTES OF EXECUTIVE SESSION OF  
THE REGULAR MEETING OF MAY 17, 2016**

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of 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 June 21, 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 A  
SECOND AMENDMENT TO PROFESSIONAL SERVICES  
AGREEMENT NO. 13-06-CF3 WITH HUDSON REALTY ABSTRACT  
CO. FOR TITLE ABSTRACTING AND INSURANCE SERVICES  
WITHIN VARIOUS PROJECT AREAS CITYWIDE**

**WHEREAS**, on June 18, 2013, the Jersey City Redevelopment Agency Board of Commissioners authorized entering into Professional Services Agreement #13-06-CF3 with the firm of Hudson Realty Abstract Co. for title abstracting and insurance services within various project areas Citywide for an amount not to exceed \$10,000.00; and

**WHEREAS**, the Agency deems it necessary to add a 2<sup>nd</sup> Amendment to renew and extend the said contract through June 30, 2017, and to increase the compensation to be paid thereunder by an additional amount of \$7,000.00; and

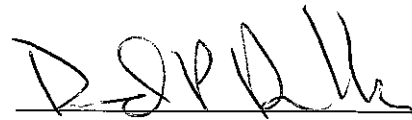
**WHEREAS**, the amended total cost will be for a sum not to exceed \$17,000.00; and

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to amend Professional Services Agreement #13-06-CF3 with Hudson Realty Abstract Co. to renew and extend the term of the contract for a period of one (1) year and to increase the compensation to be paid thereunder for a total amount not to exceed \$17,000.00.

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

  
Secretary

**Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Regular Meeting dated June 21, 2016.**

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Samuel A. Berman	✓			
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  
CONTRACT NO. 16-06-MPN11 WITH NW FINANCIAL GROUP, LLC  
AS FINANCIAL ADVISORS IN ALL PROJECT AREAS**

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency requires the services of a licensed New Jersey Financial Advisory firm experienced in handling matters relating to analyzing redevelopment economics; and

**WHEREAS**, a proposal has been requested by the Executive Director and received from NW Financial Group, LLC for financial advisory services in several redevelopment areas; and

**WHEREAS**, NW Financial Group, LLC has the expertise and specialization in handling complex financial matters and providing financial solutions for their clients; and

**WHEREAS**, the Agency's Executive Director and project staff are recommending retaining NW Financial Group, LLC in connection with the resolution of various types of transactions including providing strategic advice on redevelopment matters as a Professional Services Contract pursuant to NJSA 40A:11-5; and

**WHEREAS**, Agency staff has also determined that the June 6, 2016 proposal from NW Financial, LLC for financial advisory services is a fair and equitable price for the

services required and recommends that the Board of Commissioners award a contract to NW Financial Group, LLC to include services rendered nunc pro tunc; and

**WHEREAS**, the Jersey City Redevelopment Agency has determined and certified in writing that the value of the services provided will exceed \$17,500.00; and

**WHEREAS**, the anticipated term of this contract will not exceed one year to commence April 1, 2016 and terminate March 31, 2017; and

**WHEREAS**, NW Financial Group, LLC, completed and submitted a Business Entity Disclosure Certification which certifies that they have not made any reportable contributions to a political or candidate committee of the Commissioners of the Jersey City Redevelopment Agency in the previous year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the June 6, 2016 proposal from NW Financial Group, LLC is attached hereto and incorporated herein; 3) Professional Services Contract No. 16-06-MPN11 in the not to exceed amount of \$75,000.00 is hereby awarded to NW Financial Group, LLC.

**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 ward of this contact 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 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 June 21, 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 Greene				✓
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓





# NW FINANCIAL GROUP, LLC

*Exceeding Expectations*

2 Hudson Place  
3rd Floor  
Hoboken, NJ 07030

Tel (201) 656-0115  
Fax (201) 656-4905  
[www.nwfinancial.com](http://www.nwfinancial.com)

June 6, 2016

Ms. Diana Jeffrey, Esq.  
General Counsel  
Jersey City Redevelopment Agency  
66 York St, Floor 2  
Jersey City, NJ 07302

**Re: Proposal to Provide Financial Advisory Services for Redevelopment Projects**


Dear Ms. Jeffrey:

NW Financial Group, LLC ("NW Financial") is grateful to the Jersey City Redevelopment Agency (the "Agency"), for the opportunity to present our qualifications to provide consulting services related to redevelopment matters. NW Financial's experience providing financial advisory and consulting services to local governments in the State of New Jersey is unrivaled.

NW Financial recognizes that economic development is a crucial goal for many municipalities. Our team of professionals have redevelopment experience in both the public and private sector. Our team is expert in analyzing redevelopment economics. As a result, our clients can make informed decisions about utilizing redevelopment tools and understanding the appropriate amount of assistance to provide. Some of our projects include market rate residential projects, commercial redevelopment and affordable housing. We have provided economic impact analyses and fiscal impact analyses for new development projects in municipalities such as Jersey City, Long Branch, Holmdel, Roselle, Linden and Newark.

We look forward to the opportunity to meet with you and other representatives of the Agency to discuss in greater detail our interest in providing Financial Advisory Services for your redevelopment matters. Thank you again for inviting us to propose.

Very truly yours,



Michael I. Hanley  
Principal

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## **A. EXPERIENCE AND KNOWLEDGE IN THE FIELD**

NW Financial has been serving governmental clients in the northeast for 19 years. In the last decade, NW Financial has risen to be one of the leading financial advisory organizations in the region, with three offices located throughout New Jersey and Pennsylvania. With over 20 professionals and additional support staff, we are well equipped to provide financial advisory services to a wide array of clients. Our headquarters is located in Hoboken, NJ, with representative offices located in Mt. Laurel, NJ and Pottstown, PA.

Further, NW Financial and its professional staff have been leaders in complex financial solutions for its governmental clientele, garnering *four different "Deal of the Year" awards* over time for financings involving not only refundings but major restructurings of the debt of the issuers.

### **NW Financial Group, LLC Innovative Transactions:**

- **\$41,720,500 City of Perth Amboy** - First competitive convertible Capital Appreciation Bond Sale for a municipality in the State of New Jersey
- **\$150,000,000 Bayonne Municipal Utilities Authority** - First Major Public-Private Partnership water/waste concession in the Northeast in over a decade in the State of New Jersey
- **\$118,915,000 County of Hudson** – First New Jersey municipal Forward Option Bond Sale
- **\$40,465,000 Hoboken Hospital Authority** – First New Jersey municipal hospital authority bonds issuance and first New Jersey Municipal Cinderella Bond
- **\$1,750,000,000 New Jersey Turnpike Authority** – First issuance of Build America Bonds in the United States by a toll road.
- **\$4,753,739.22 City of Bayonne**- First competitive Capital Appreciation Bond Sale for a municipality in the State of New Jersey
- **\$323,000,000 Union County Utilities Authority** – First Public-Private Partnership of a Resource Recovery Facility in the State of New Jersey.

***Unlike other financial advisory firms practicing in New Jersey, NW Financial has an affiliated municipal securities firm, NW Capital Markets.*** NW Capital Markets is charged with the sale of municipal securities (underwriting) for our government clients. All of the professionals that work with NW Financial are also employees of NW Capital Markets. NW Capital Markets has a municipal trading desk, and although we do not provide both financial advisory and underwriting services on the same transaction, ***this is significant for several reasons.***

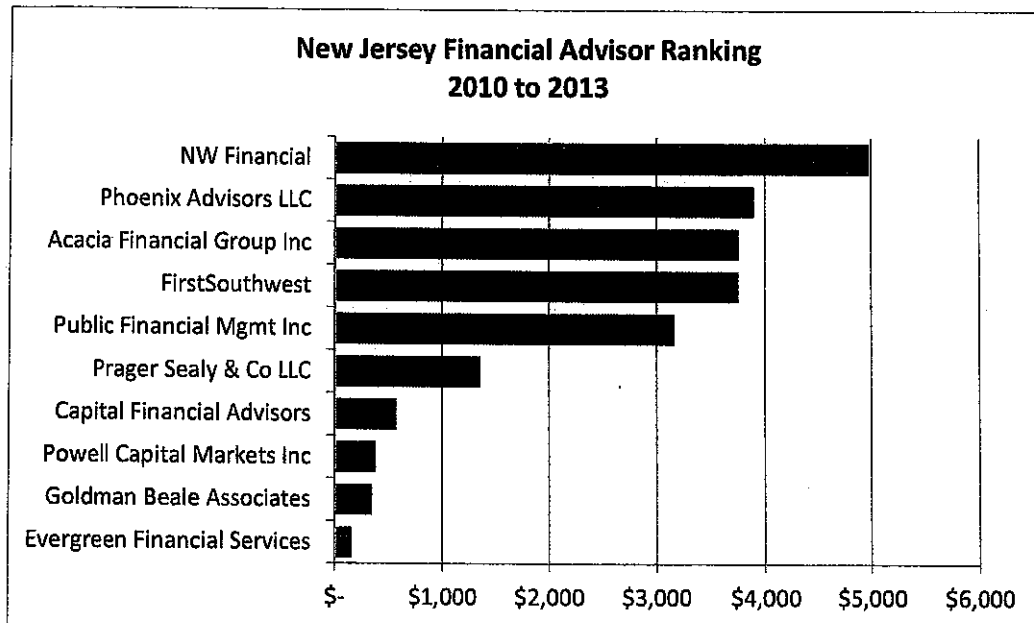
***Firstly, the professionals at NW Financial are required to carry the required Financial Industry Regulatory (FINRA) Securities municipal underwriting securities licenses.*** Therefore, our clients have the benefit of knowing that the NW professional staff are fully trained and have passed the necessary FINRA securities examinations needed to acquire the FINRA securities licenses.

Secondly, our clients have the added security that the professionals at NW Financial are held to the strictest Federal Securities Regulations. These regulations hold NW staff individually accountable to professional standards that are much more stringent than State and local laws and regulations.

***Finally, the trading desk provides our staff with immediate and accurate municipal market data without having to rely on third party (other underwriting firm's trading desks) for information.*** We know that the information that we get is accurate and we eliminate any potential or perceived conflict in the current or future note and bond transactions.



We have acted as financial advisor on over 300 bond issues for governmental clients in the region, raising over \$20 Billion in capital for our clients over the last decade. Our firm is dedicated to providing exceptional service to our clients from our most senior professionals. The Principals of the firm have over 100 combined years of experience in the field of public finance. The experience of our professional team allows us to provide creative and innovative financial solutions to our state and local government clients. NW Financial has been the leading financial advisor for New Jersey municipal bond issuers for over the past three years, providing extraordinary service to our clients in good markets and bad.



Source: Thomson Reuters

NW Financial is active in many different fields and types of transactions, including redevelopment, housing (including affordable and subsidized housing financings), workouts, TIFs (Tax Increment Financings), RABs (Redevelopment Area Bonds), privatizations and regionalizations, pooled loans, refundings (forward, advance, current), lease revenue financings, lease purchase financings, and public debt restructurings. In addition, we provide a wide range of non-transactional consulting and advisory services, including asset disposition analysis, management consulting, public/private partnerships, strategic advice on negotiations and settlements, litigation support, procurement advice, and a wide variety of other financings that are always customized to meet client needs.

Throughout our history, we have created and marketed sophisticated, innovative financings, often under the most difficult market conditions for our diverse client base. Our past and current public sector clients include:

- County and Municipal Governments
- Transportation Agencies
- Redevelopment Agencies
- School Districts
- State Agencies
- Housing Authorities
- Improvement Authorities
- Parking Authorities
- Utilities Authorities
- Energy Authorities



## **REDEVELOPMENT**

NW Financial has provided consulting services on a range of municipal redevelopment projects and financings including housing, commercial, and recreational facilities. Structures have included PILOT's, RAD's, and RAB's. Services included the structuring of a resulting financial transaction, The negotiation of redevelopment and tax-abatement agreements, and the financial modeling of project feasibility. More recent redevelopment projects in which our staff have been involved include the Borough of Roselle's Golf Course redevelopment, the City of Jersey City's redevelopment in the Journal Square area, Fort Lee Redevelopment Project, and the firm's continuing consulting work with the City of Newark and the Brick City Development Corporation, to name a few.

NW Financial is active in many different fields and types of transactions, including redevelopment, housing (including affordable and subsidized housing financings), workouts, TIFs (Tax Increment Financings), RABs (Redevelopment Area Bonds), privatizations and regionalizations, pooled loans, refundings (forward, advance, current), lease revenue financings, lease purchase financings, and public debt restructurings. In addition, we provide a wide range of non-transactional consulting and advisory services, including asset disposition analysis, management consulting, public/private partnerships, strategic advice on negotiations and settlements, litigation support, procurement advice, and a wide variety of other financings that are always customized to meet client needs.

**The scope of work includes, but is not limited to:**

### **1) Cost-Benefit Analysis**

- Analysis of the Project & Plan
- Analysis of area demographics
- Analysis of Municipal Service Costs
- Analysis of School District Costs
- Projection of Annual Revenue
- Attend meetings with municipal officials, redeveloper, state officials, others.
- Prepare reports for municipal officials and others on redevelopment projects.

### **2) Analysis of Need**

- Analyze the project to determine that "but for" a PILOT the project cannot be developed.
- Review all financial pro-formas related to the redevelopment.
- Review professional reports and feasibility studies associated with the redevelopment.
- Provide capital markets advice as it related to Redevelopment Area Bonds.
- Analyze need for payment in lieu of taxes and other municipal incentives.
- Analysis of redevelopment financial stability as it relates to municipal risks.
- Analysis of redeveloper financial stability as it relates to municipal risks.
- Attend meetings with municipal officials, redeveloper, state officials, others.
- Prepare reports for municipal officials and others on redevelopment projects.
- Evaluate other forms of financial assistance related to the redevelopment such as New Market Tax Credits, Historic Tax Credits, Economic Redevelopment & Growth Grant, etc.

### **3) Negotiations and Document Review**

- Assist in the negotiation of Redevelopment Agreements and Financial Agreements.
- Attend meetings with municipal officials and/or Council to discuss agreements.
- Work in conjunction with other professionals to assure the most favorable outcomes.



## **B. KNOWLEDGE OF THE SUBJECT MATTER**

### **THE FOLLOWING ARE EXAMPLES OF OUR FIRM'S UNIQUE REDEVELOPMENT EXPERIENCE:**

#### **THE TOWNSHIP OF BLOOMFIELD**

The Township of Bloomfield engaged NW Financial to assist in negotiations with a major developer as they requested a 30-year PILOT in order to be able to develop a residential/retail mixed use building in the downtown of the Township. This project is one of a few projects that are anticipated to be the investment needed to bring Bloomfield's retail and residential downtown back to its former glory. This project is located just blocks from the NJ Transit station bringing commuters into New York City in just a few minutes. NW worked with the Township and its professionals along with the developer to negotiate the Redeveloper Agreement and Financial Agreement.

#### **THE BOROUGH OF ROSELLE**

NW Financial has assisted the Borough with various redevelopment and project financings including the Golf Course redevelopment project and the Mind and Body Complex. In mid-2012, NW Financial was retained by the Borough to assist in the negotiations and calculation of a PILOT Agreement with a major developer interested in redeveloping a portion of the existing Roselle Golf Course. NW Financial's professionals analyzed development proformas, determined whether or not a tax subsidy was required, prepared and gave presentations to Borough officials regarding the merits of a PILOT program and prepared cost benefit analyses for the Borough in their determination of moving ahead with the project. In this capacity, our professionals worked very closely with the Mayor and Council, Borough staff and professionals.

Additionally, in 2013, our professionals assisted the Borough with the initial feasibility analysis for the proposed Mind and Body Complex. Again we worked alongside the Mayor, the Borough Council, Borough staff, and the Borough's professional team to analyze the financing of the Mind and Body Complex. We prepared several tax impact analyses, presentations to both the Borough Council and the public, and worked with the Board of Education to create a cost effective project that was in line with the community's goals and desires.

#### **THE CITY OF ASBURY PARK**

IN 2012, the City of Asbury hired NW Financial to negotiate with the developer of the Waterfront Redevelopment Area near the boardwalk. The proposed redevelopment will take place over the next 10 years and will include over 1000 new condominium, townhome and rental units. In NW Financial's capacity as redevelopment consultant to the City, we analyzed the developer redevelopment proposal, projected revenues and projected PILOT payments compared to a conventional tax scenario. The primary road block to completing the redevelopment was the high cost of the necessary infrastructure improvements. NW Financial worked with the City and the developer to achieve a PILOT structure in which the City would receive PILOT revenues that would not be less than that of a conventional tax scenario and would collaborate with the developer to successfully finance the necessary infrastructure improvements. The City Council approved the redevelopment in 2013 and NW Financial assisted the City as it issued approximately \$1 million in Redevelopment Area Bonds to help finance the infrastructure costs of the first phase of the redevelopment, which is scheduled to be completed in January 2014.

#### **TOWNSHIP OF WEST ORANGE**

NW Financial was hired to negotiate with the designated redeveloper of the Edison Battery Factory following the failure of a Redevelopment Area Bond transaction caused by the dislocation in the capital markets and real estate markets. NW is working with Town to overcome the challenges associated with the adaptive re-use of this Historic property to allow for over 600 units of housing, 20,000 sf of retail and



a parking deck. This includes negotiating and amending financial agreements, redeveloper's agreements, infrastructure agreements and other documents for each phase of the project in order to complete this critical redevelopment project.

NW Financial also reviewed the costs and benefits of a long term tax abatement for the redevelopment of the Harvard Press Site, a proposed low and moderate income housing site with approximately 100 rental units. As part of our review, we have had numerous conversations with the Township's counsel and the developer and met with Township officials. NW Financial provided financial insight to the Township as it considered the developer's proposal. The Township Council has approved a 30 year tax abatement for the redevelopment and the developer has applied to the New Jersey Housing Mortgage Finance Agency ("HMFA") for financing and tax credit. This application will be heard on the HMFA's January meeting.

#### **THE CITY OF LINDEN**

The City of Linden engaged NW Financial to assist in negotiations for a long term tax-exemption related to a three phase project that includes over 370 residential rental units and approximately 11,000 sf of retail. The project, which has been approved by the City Council, is positioned in the center of the City alongside a major NJ Transit station only a few stops from Manhattan. This project, if developed successfully, will spur growth along the City's major thoroughfare bringing further investment in the retail and residential areas in the downtown. NW worked with the City and its professionals to negotiate the Redeveloper Agreement, Financial Agreement as well as other documents.

#### **THE CITY OF LONG BRANCH**

The City of Long Branch engaged NW Financial to assist in negotiations for a long term tax-exemption related to a two phase project that includes 300 condominium units, 50,000 sf of retail, hotel, 280 space structured parking, carousel, surface parking and boardwalk improvements. The project includes a long term tax-exemption, \$26 million of Redevelopment Area Bonds over two phases and numerous other obligations shared between the City and the designated redeveloper. NW worked with the City and its professionals to negotiate the Redeveloper Agreement, Financial Agreement, Project Finance Agreement, Special Assessment Agreement as well as other documents.

#### **THE TOWNSHIP OF WEEHAWKEN**

The Township of Weehawken has utilized NW Financial Group to assist in negotiations for the development of hundreds of units along the waterfront in the Township. The negotiations in that led to an innovative public private partnership between the Township and Roseland Properties. The partnership allowed for the construction of 850 parking spaces that unlock the development of sites that are currently utilized for surface parking. The parking deck is designed to serve as the base of a 370 room luxury hotel. The New Jersey Economic Development Authority approved a \$9 million Economic Redevelopment and Growth Grant and praised the project as a model for public private cooperation in economic development. Following the closing of the parking transaction, the NW and the Township team negotiated a Redeveloper's Agreement and Financial Agreement with Hartz Mountain that will generate a ground breaking for nearly six hundred rental units in January 2012.

#### **CITY OF PATERSON**

Due to the growth of the student population and projected future growth of student enrollment at the Passaic County Community College, the County determined a new parking garage was necessary to provide parking spaces for the College's faculty, student body and visitors. The Authority in conjunction with the County and Paterson Parking Authority entered into a Memorandum Agreement to set forth the terms of the project. NW Financial as Financial Advisor led a successful effort in structuring the



financing to construct approximately 960 parking spaces, 28,340 square feet of retail and office space and walkway to connect the parking facility with the college campus.

#### THE BOROUGH OF FORT LEE, NEW JERSEY

The Borough of Fort Lee, with NW Financial's assistance, issued a Request for Qualifications and Proposals ("RFQ") in 2009. The purpose of the RFQ was to seek responses from qualified developers to propose a detailed use of the Borough's Redevelopment of "Area 5" which consists of 16 acres composed of 1,600,000 sq ft of mixed use projects including office, retail, residential and hotel facilities. During the course of this assignment, NW reviewed proposals from four major developers to determine their ability to finance and complete their proposed projects.

In reviewing the proposed scope of the project by the individual developers, NW performed extensive research and analysis on the financial feasibility and potential economic value of each proposal to the Borough of Fort Lee. The value of the redevelopment is estimated at \$ 687 million and is to be completed over nine years. The analysis included determining the financial strength of the developer/partners, the ability of the developer to secure financing and requisite equity to properly fund the project through its completion, the accuracy of operating revenues and cash flow projections in their proformas, and the economic impact to the Borough.

NW completed reviews of the initial submissions by each developer along with any supplemental proposals that were received, interviews with each of the developers and their consultants and correspondence with each, and internal discussions with the Mayor and Council and the Borough's professionals. As a result of those discussions, interviews and documentation review and the internal data analysis within our firm, NW was able to recommend a master developer for Redevelopment Area 5. The Borough has chosen a master developer and is in final negotiation for the final redevelopment plan.

#### CITY OF JERSEY CITY

NW Financial has acted as Financial Advisor to the City since 2010. During that time, NW Financial has assisted the City on twenty-two (22) separate debt issuances with a total par-amount near \$400 million. We have assisted the City in navigating through some of the most difficult economic conditions as a result of the financial crisis. The City has overcome significant challenges faced by many municipalities in the current economy, including a decline in State aid and continually rising costs.

Over the last few years, the City's financial position has improved due to structurally balanced operations. During our tenure as financial advisor, the City had its credit rating outlook improved from negative to positive by Moody's Investors Service. NW Financial has assisted the City in a number of financial advisory roles including: debt issuances, redevelopment consulting, debt monitoring and refinancing assistance, Local Finance Board meetings and presentations, and rating presentations, among others.

As financial advisor to the City, NW Financial examines the market, the capital needs of the City, and the outstanding debt of the City. We have worked with the City on both competitive and negotiated debt issuances of tax-exempt and taxable bonds and notes issued directly by the City as well as through conduit issuers. We constantly monitor the City's debt for refinancing opportunities and examine market conditions to ensure the City enters the capital markets at the appropriate times. With the assistance of NW Financial, the City has successfully issued over \$75 million in refunding bonds over the last two years, attributing to over \$4.25 million in taxpayer savings.





Our redevelopment clients can speak to the quality of work and professionalism of NW Financial professionals. Whether our clients require our participation at meetings, hearings, and presentations or need additional information or analysis, we make every effort to support all of their financing-related needs. Other references can be provided upon request.

**Township of Bloomfield**

Mayor Michael Venezia  
1 Municipal Plaza  
Bloomfield NJ 07003  
973-680-4000

**CITY OF JERSEY CITY**

Donna Mauer, Chief Financial Officer  
280 Grove Street  
Jersey City, NJ 07302  
(201) 547-5000

**Township of Weehawken**

Mayor Richard Turner  
Municipal Building, 400 Park Avenue  
Weehawken, NJ 07087  
Phone: (201) 319-6005

**Borough of Roselle**

David Brown, Administrator  
210 Chestnut Street  
Roselle, New Jersey 07203  
908-245-5600

**City of Newark**

Jack Kelly, Business Administrator  
920 Broad Street  
Newark, NJ 08861  
(973) 733-3780

**Borough of Fort Lee**

Mayor Mark Sokolich  
Borough Hall, 309 Main Street  
Fort Lee, NJ 07024  
(201) 592-3500



### **C. AVAILABILITY TO ATTEND ALL REQUIRED MEETINGS**

As Financial Advisor to the Agency, our primary responsibility will be to provide essential financial advice and insight and to ensure that all financings are successful. The staff members assigned to this financing have the skills and technical expertise to assure this outcome in a timely fashion.

The lead advisor on the engagement will be Mr. Michael I. Hanley, Principal, who is headquartered in our nearby Hoboken, NJ office. He will be assisted by a team of professionals, assuring that our professionals are always available to assist as required and to attend meetings as directed.



**D. AVAILABILITY OF PERSONNEL, FACILITIES, EQUIPMENT AND OTHER RESOURCES TO PROVIDE SUCH SERVICES.**

NW professionals will be available to assist the Agency and address any concerns or issues that may arise in a timely fashion. With NW Financial's experience and expertise, the Township will be able to achieve the financial success it needs.

NW Financial Group, LLC ("NW Financial") has been serving governmental clients in the northeast for 20 years. The firm's corporate headquarters is located on the Hudson River waterfront in Hoboken, New Jersey at 2 Hudson Place. NW Financial maintains representative offices in Mount Laurel, NJ and Pottstown, PA.

PRINCIPAL PLACE OF BUSINESS HOBOKEN, NJ	Mt. Laurel, NJ	Pottstown, PA
2 Hudson Place 3 <sup>rd</sup> Floor Hoboken, NJ 07030 Phone: (201) 656-0115 Fax: (201) 656-4905	3000 Atrium Way Suite 240 Mount Laurel, NJ 08054 Phone: (856) 273-6926 Fax: (856) 273-6920	886 Vaughn Road Pottstown, PA 19465 Phone: (610) 326-4900 Fax: (610) 326-4902

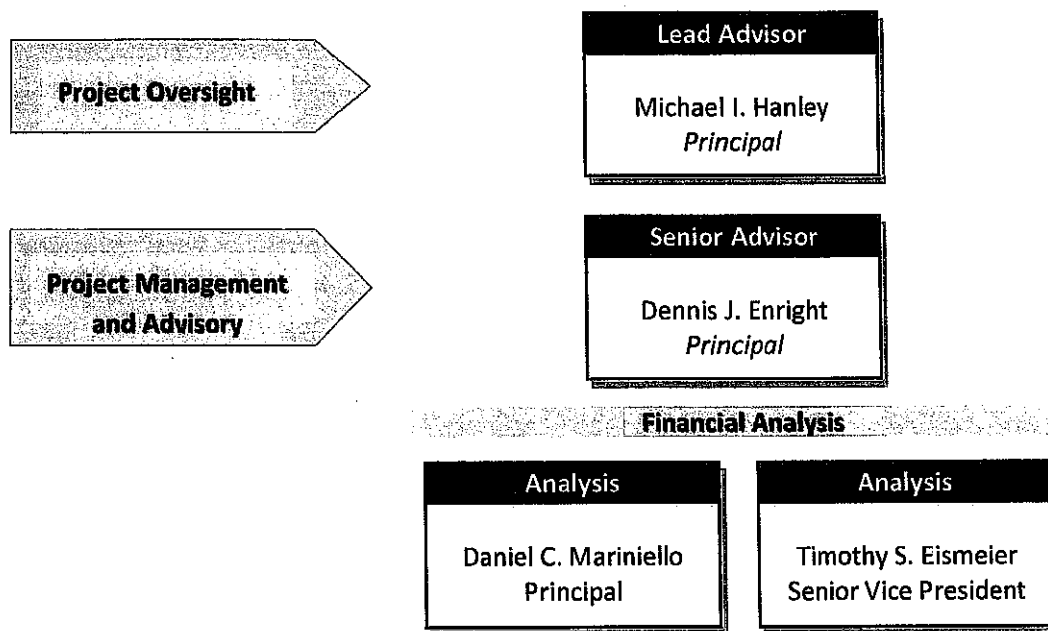


**E. QUALIFICATIONS AND EXPERIENCE OF PERSONNEL AND ORGANIZATION INCLUDING A LIST AND STATUS OF MAJOR PROJECTS.**

The strong project finance emphasis of NW Financial, as well as the public and private sector backgrounds of the key individuals that will be involved with this assignment, assure that our significant experience will benefit the Agency.

Our experience has shown that strong project management is essential on engagements of this type. Our project management approach includes designating a Lead Advisor as the individual responsible for all aspects of the engagement. The contact for the Agency will be Michael I. Hanley; and as such, Mr. Hanley will be responsible for overseeing the relationship between the NW Financial team and for ensuring that appropriate firm resources are brought to bear on issues that arise during the project(s) and that all end products meet the firm's high quality standards.

The key personnel that will serve the Agency on this and any assignment(s) will be:



In addition, other members of the firm will provide support roles, including research, quantitative analysis, bond marketing assessments, policy development, and rating Agency presentations. Our staff possesses invaluable experience in every capacity relevant to the Scope of Services included in the Request for Qualifications.

Resumes of the assigned professionals can be found on the following pages.



**DENNIS J. ENRIGHT, PRINCIPAL**

**denright@nwfinancial.com**

Dennis J. Enright is a founding member and Principal of NW Financial specializing in complex infrastructure, governmental and real estate transactions, including public private partnerships. Mr. Enright is a nationally recognized expert in toll road asset monetization and has appeared before the US Congress to deliver expert testimony on public private partnerships. Mr. Enright has undertaken assignments in transportation, solid waste, water, wastewater, healthcare, housing, and real estate. His leadership in the innovative restructuring of a public facility to a public private partnership led to a "Deal of the Year" Award for the \$360 million Union County Utility Authority bond financing in 1998. His transportation expertise resulted in a "Deal of the Year" award for the \$2.4 Billion New Jersey Turnpike Authority transaction merging the New Jersey Turnpike and the Garden State Parkway. Mr. Enright has authored detailed analyses of both the Chicago Skyway and Indiana Toll Road P3 transactions that have provide transparency to the underlying economics of the deals.

Prior to forming NW Financial, Mr. Enright served as Senior Managing Director of NatWest Bank and was responsible for governmental advisory services and underwritings. During his tenure at NatWest, he was responsible for providing services in: municipal finance; institutional advisory products; private placements; bond underwritings; tax credit investments; letters of credit; and bridge loans. Prior to joining NatWest Bank, Mr. Enright operated Enright & Company, a private investment banking firm, which handled over \$5 billion of financing assignments in its 9 years of operations. Enright & Company was awarded an Institutional Investor "Deal of the Year" for its work at the New Jersey Highway Authority.

Mr. Enright has over 30 years of experience in all aspects of financial advisory and investment banking, Mr Enright started his career in the public sector for eight years and held the position of Jersey City's Director of Planning and Development, where he was responsible for the master planning of the Hudson River waterfront revitalization

#### **EDUCATION**

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**New York University**  
**School of Public Administration**  
Master's Degree

**St. Peter's College**  
Bachelor of Science

#### **FINRA Licenses**

- 7 (Full Registration/General Securities Representative)
- 24 (General Securities Principal)
- 28 (Introducing Broker-Dealer/Financial and Operations Principal)
- 53 (Municipal Securities Principal)
- 63 (Uniform Securities Agent)
- 79 (Investment Banking Representative)



**MICHAEL I. HANLEY, PRINCIPAL**

**mhanley@nwfinancial.com**

Michael I. Hanley joined NW Financial in 1999 and provides the firm with his public finance experience and expertise. Mr. Hanley is actively involved in financings for several of the Firm's major accounts.

Mr. Hanley plays a key role at NW Financial serving as Financial Advisor and Underwriter for many of the Firm's clients. He acts as lead advisor for an array of clients whose operations include affordable housing, solid waste, certificates of participation, water and sewer utilities, and redevelopment.

Mr. Hanley's has garnered expertise working on complex transactions. He has worked with many of the State's most troubled credits. He has participated in hundreds of millions of dollars in transactions with entities that have no rating or ratings just above or below investment grade. His extensive knowledge of New Jersey's municipalities and the challenges they face creates credibility in the marketplace that can only be achieved through closing numerous challenging transactions.

Mr. Hanley has been an innovator in New Jersey's public finance community leading a number of unique transactions including the first competitive capital appreciation bond sale and the first competitive forward option bond sale in the State of New Jersey and the first competitive convertible capital appreciation bond sale in the country.

In recent years Mr. Hanley has spent a large part of his time on redevelopment consulting working on billions of dollars of redevelopment projects in municipalities such as Asbury Park, Jersey City, Weehawken, Holmdel & West Orange.

Prior to joining NW Capital, Mr. Hanley gained financial experience as a member of the National Dealer Services Team at Pershing. Mr. Hanley has an extensive public sector background including active participation in local and statewide political processes and affairs as both a candidate and a volunteer. In addition to his business successes, Mr. Hanley is intricately involved with the Welcome Home Vets project and is proud of the organization's accomplishments during his time there.

#### **EDUCATION**

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**Hamilton College**  
Bachelor of Arts

**FINRA License**  
52 (Municipal Securities Representative)



**DANIEL C. MARINIELLO, PRINCIPAL**

[dmariniello@nwfinancial.com](mailto:dmariniello@nwfinancial.com)

Daniel C. Mariniello, has been with NW Financial since 1997, providing the firm with his public finance, and management experience and expertise. Mr. Mariniello acts as senior/lead advisor to many of the firm's major clients, and has structured a variety of innovative transactions, some of which have set precedence in the industry. In 2005, Mr. Mariniello became President of the firm and has taken on the responsibilities of coordinating the firms various business lines and organizational structure.

Mr. Mariniello plays an instrumental role acting as Financial Advisor to several government entities, including the City of Newark, Passaic County, Passaic County Improvement Authority, and Bergen County Improvement Authority. He has expertise in a variety of financing programs and is expert in creating client specific bond models for an assortment of transactions including: renewable energy projects, solid waste financings, complex refundings, revenue bonds, certificates of participation, pooled loan programs and lease revenue bonds. Additionally, Mr. Mariniello has lead various consulting projects on behalf of his financial advisory clients including asset sales and lease programs, public/private partnerships, the creation of public authorities, and cash flow analysis for rate-based utilities.

Throughout Mr. Mariniello's tenure, he has also acted as project manager on a variety of healthcare related projects. Acting both as an underwriter and consultant for different clients, his experience is second to none in the healthcare industry. Specifically, Mr. Mariniello worked with Hudson County, Salem County, and most recently Mercer County on the analysis of their county-owned nursing facilities. He has created modeling proformas for the valuation of these facilities in addition to the development of a written report and recommendation to the client.

Prior to his role as President, Mr. Mariniello acted as Managing Director for the firm's federal work with the United States Department of Housing and Urban Renewal's (HUD) Mark-to-Market program. Under his first-rate management, NW Financial restructured more than \$500 million in FHA insured loans through this program. It is through these vast restructurings that have merited Mr. Mariniello the recognition as a public housing financial expert earning him invitations to speak amongst colleagues at various conferences including the Jersey Affordable Housing Management Association's (JAHMA) annual conference in 2003 on a panel discussing the preservation of affordable housing in New Jersey and in 2007 discussing Section 202 Refinancing.

Mr. Mariniello speaks regularly at industry events. Most recently Mr. Mariniello spoke at the NAHRO Conference on "Rental Assistance Demonstrations (RAD). In 2014, Mr. Mariniello spoke on "The Pace Program - A Unique Option to Finance you Energy Initiative" and again in 2014 at the NAHRO Conference he spoke on "Rental Assistance Demonstrations (RAD). Mr. Mariniello also spoke on "The Value of Bond Ratings - 2010" panel with various industry professionals at the NJ State League of Municipalities seminar in February 2010.

**EDUCATION**

**Villanova University**  
Bachelor of Arts

**FINRA Licenses**

52 (Municipal Securities Representative)  
63 (Uniform Securities Agent)



**TIMOTHY S. EISMEIER, SENIOR VICE PRESIDENT**

[teismeier@nwfinancial.com](mailto:teismeier@nwfinancial.com)

Tim Eismeier joined NW Financial in 2010 assisting in all areas of NW Financial's operations.

Mr. Eismeier has served as Financial Advisor for the City of Newark. In this role, Mr. Eismeier has provided financial insight and advice to the City with respect to debt issuances, general budget preparation, water/sewer rate analysis and correspondence with rating agencies. As Financial Advisor to the City, Mr. Eismeier has advised the City during complex financings, such as the Essex County Improvement Authority Lease Revenue Bonds (City of Newark Project), Series 2010. Mr. Eismeier created sophisticated budget projections for the City in connection with its annual budget preparation and the implementation of new water/sewer rates and has created detailed rating agency presentations for the City. Mr. Eismeier has also assisted in Financial Advisory work for various other clients, including the Pennsylvania Turnpike Commission, the Township of Readington, the Township of Parsippany-Troy Hills, the Borough of Sayreville, the Bayonne Municipal Utilities Authority and the Township of Medford.

Mr. Eismeier has been integrally involved in numerous, complex underwritings for NW Capital Markets. In 2011, Mr. Eismeier worked with the Union County Utilities Authority to structure \$136,745,000 Resource Recovery Facility Lease Revenue Bonds and \$69,080,000 Solid Waste System Revenue Bonds, which collectively will strengthen Union County's solid waste system and provide numerous financial benefits to the County, the Authority and the local municipalities of Union County. Mr. Eismeier has also structured debt offerings for the Union County Improvement Authority, the Trenton Parking Authority, the Kearny Municipal Utilities Authority, the Middlesex County Improvement Authority and the Jersey City Municipal Utilities Authority.

Mr. Eismeier has also advised municipalities such as the City of Linden and the Township of Holmdel during redevelopment projects. In this role, Mr. Eismeier has analyzed developer pro-forma financial projections, prepared projections of PILOT revenues and municipal/schools costs, and negotiated with developers on behalf of the municipality. Mr. Eismeier's redevelopment consulting work has helped ensure that his clients receive the greatest possible benefit from redevelopment projects.

Prior to joining NW Financial, Mr. Eismeier served as an intern in the White House Office of Political Affairs in the fall of 2008. As a White House intern, Tim performed research in electoral politics, helped to coordinate efforts between the White House and various political campaigns, and assisted in the day to day operations of the Office of Political Affairs. Tim also served as an intern at NW Financial in the summers of 2008 and 2009 learning the basics of municipal finance.

#### **EDUCATION**

---

**Hamilton College**  
Bachelor of Arts

#### **FINRA Licenses**

52(Municipal Securities Representative)





## F. PROPOSED COMPENSATION

For financial advisory services rendered, NW Financial proposes to be compensated based on the following schedule:

### Redevelopment/Consulting

For general consulting services provided on projects other than the sale of bonds or notes, NW's compensation will be based upon the following hourly rates. Invoices will be forwarded monthly with a compilation of hours expended and tasks.

<u>Position</u>	<u>Hourly Rate (\$/hour)</u>
Principal	\$200
Managing Director	\$190
Senior Vice President	\$180
Vice President	\$170
Associate	\$150



# BUSINESS ENTITY DISCLOSURE CERTIFICATION

Required Pursuant To N.J.S.A. 19:44A-20.8

## Part I - Vendor Affirmation

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that Dennis J. Enright has not made and will not make any reportable contributions pursuant to N.J.S.A. 19:44A-1 et seq. that, pursuant to P.L. 2004, c. 19 would bar the award of this contract in the one year period preceding \_\_\_\_\_ to any of the following named candidate committee, joint candidates committee; or political party committee representing the elected officials of the Jersey City Redevelopment Agency as defined pursuant to N.J.S.A. 19:44A-3(p), (q) and (r).

<u>Officers of the Corporation of City of Jersey City</u>	
<u>Officers of the Jersey City Redevelopment Agency</u>	
<u>Officers of the Corporation of the County of Hudson</u>	

## Part II - Ownership Disclosure Certification

XI certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business entity:

   Partnership         Corporation         Sole Proprietorship         Subchapter S Corporation  
   Limited Partnership      X Limited Liability Corporation         Limited Liability Partnership

<u>Name of Stock or Shareholder</u>	<u>Home Address</u>
Dennis J. Enright	136 Terrace Avenue, Jersey City, NJ 07307

## Part 3 - Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: NW Financial Group, LLC

Signed: [Signature] Title: Principal

Print Name: Dennis J. Enright Date: 6/13/16

Subscribed and sworn before me this 13 day of  
June, 2016.

My Commission expires: 6/4/19

[Signature]  
(Affiant)  
Norma T. Gilyard, Notary  
(Print name & title of affiant) (Corporate Seal)

Norma T. Gilyard  
Notary Public, State of New Jersey  
County of Hudson  
My commission expires 6/4/2019  
I.D. No.: 2386148

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE AGENCY TO ENTER INTO A FISCAL AGREEMENT WITH THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION FOR THE JERSEY CITY REDEVELOPMENT AGENCY'S DEVELOPMENT OF A RESEARCH REPORT AND POLICY TO PROMOTE MIXED-INCOME HOUSING DEVELOPMENT IN JERSEY CITY**

**WHEREAS**, the Agency has submitted a proposal to JPMorgan Chase & Co. to launch strategic planning efforts to revitalize distressed but high opportunity redevelopment areas and create policy recommendations that promote mixed-income development; and

**WHEREAS**, JPMorgan Chase & Co. requires the Jersey City Economic Development Corporation to act as fiscal agent due to its 501(c)3 status; and

**WHEREAS**, the Jersey City Economic Development Corporation will act as fiscal agent to administer said grant funds for the Jersey City Redevelopment Agency's development of a research report and related policy recommendations to promote mixed-income housing development in Jersey City and to convene stakeholders to review the aforementioned report and policy (the "Project"); and

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

**WHEREAS**, this Fiscal Agreement will be valid only upon award of grant funds from JPMorgan Chase & Co. to the Jersey City Economic Development Corporation.

**WHEREAS**, the Cost of the Project is \$100,000;

**WHEREAS**, the Duration of the Project is 12 Months from Date of Receipt of Grant Award;

**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 Fiscal Agreement and authorization to execute a Fiscal Agreement and/or any related documents with the Jersey City Economic Development Corporation is hereby granted; and
- 3) the Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of the Fiscal Agreement and this Resolution; and
- 4) the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.

  
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 June 21, 2016.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Samuel A. Berman	✓			
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 RATIFYING THE PROPOSAL RECEIVED FROM IN-LINE AIR CONDITIONING COMPANY, INC. FOR HVAC SERVICES AT THE COMMUNITY EDUCATION AND RECREATION CENTER IN THE BETZ BREWERY REDEVELOPMENT AREA**

**WHEREAS**, in order to properly maintain the property of the BETZ CERC, the Agency requires the services of a contractor to provide emergency services which are not covered by the yearly service agreement to the HVAC systems at the BETZ CERC; and

**WHEREAS**, when the building was being constructed the Agency retained the services of Becht Engineering BT, Inc. to prepare a Capital Reserve Study for the building; and

**WHEREAS**, the purpose of the study was to estimate the amount of money that must be funded to replace those common element components that will require repair and/or replacement before the end of the effective life of the project; and

**WHEREAS**, over the years the Agency has funded this account for such purposes; and

**WHEREAS**, the useful life of the existing control system for the HVAC is failing; and

**WHEREAS**, the Agency received a proposal from In Line Air Conditioning, Inc. for the replacement of the existing control system with a new Honeywell 8000 Network Controller and Honeywell Lon Controllers in the amount of \$65,000.00; and

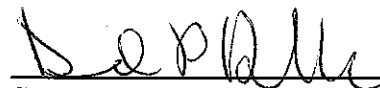
**WHEREAS**, the purpose of this resolution is to ratify the hiring of In Line Air Conditioning, Inc. for performance of the work noted above; and

**WHEREAS**, the cost of these services will be paid from the Capital Reserve Account.

**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 fully set forth at length;
- 2) The hiring of In Line Air Conditioning, Inc. in the amount of \$65,000.00 for the purposes set forth above is hereby ratified and approved.

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

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 21, 2016.**

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



**In-Line Air Conditioning, Inc.**  
85 East 21st Street  
Bayonne, NJ 07002  
(201) 339-8122 (201) 339-0305 fax  
[www.INLINENJ.com](http://www.INLINENJ.com)

# PROPOSAL

**Proposal #:** 0000041557  
**Proposal Date:** 6/13/2016  
**Customer #:** 0000067

## Project Location:

JC Redevelopment Agency  
66 York Street  
2nd Floor  
Jersey City NJ 07302-3821

J C Redevelopment  
180 9th Street  
Jersey City NJ 07302-3821

**Proposal to Replace Existing Control System With New Honeywell 8000 Network Controller and Honeywell Lon Controllers**

## Scope of Work:

- > Remove and Discard the existing Automatic Logic Controls equipment
  - > Furnish and install new Honeywell 8000 Network Controller with Lon card
  - > Furnish and install new desktop computer with web supervisor software
  - > Furnish and install new Honeywell Lon Controllers, room sensors and discharge air sensors for 7 Rooftop Units
  - > Furnish and install new Honeywell Lon Controllers, room sensors, discharge air sensors, for 23 AireDale Units
  - > Furnish and install new Honeywell Lon Controller, room sensor, discharge air sensor for the Make-up Air unit for the Kitchen
  - > Furnish and install new Honeywell Lon Controllers, room sensors, for 11 electric reheat coils
- Note: All existing hot water valves, damper actuators, control relays, smoke detectors, freeze thermostats and CO2 sensors will be reused
- > Furnish and install new Lon bus wiring to all new Lon controllers
  - > Create a graphical user interface for all the mechanical equipment
  - > Create schedules, trends and set up alarms
  - > Provide 4 hours of training for authorized users and set up user accounts
  - > Provide One (1) year warrantee service

## Project Exclusions

Total amount includes all labor and materials as specified in our scope of work. Prices quoted are valid for 30 days from the proposal date.

- > State sales tax, please provide tax exempt certificate
- > Permit Fees, where applicable shall be billed in addition
- > Any work or materials not included in scope above
- > Overtime, all work to be performed during normal hours

## Proposal Total Amount

The proposal total amount shall be Dollars (\$65,000.00). Total amount includes all labor, materials, tools, etc. to perform the job as specified. All amounts exclude NJ Sales Tax - For capital improvement jobs, Please provide a signed NJ ST-8 form with your order or a Tax Exempt Cert.

## Client Authorization:

Please sign below where indicated to authorize In-Line Air Conditioning Co. Inc. to proceed with this job. Please provide any specified down payments, executed & authorized purchase order, and/or contract documents with this signed document. Upon receipt of all executed documentation, In-Line shall order all materials and schedule the project. As always, we thank you for your business.

In-Line Authorized Representative: Robert Dorans, President

Client Authorized Signature: 

Date: 6/15/16 PO #:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A LICENSE AND RIGHT OF ENTRY AGREEMENT WITH CITIGROUP TECHNOLOGY INC., WITHIN THE HARSIMUS COVE STATION REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency (Agency) owns the riparian rights pursuant to a deed dated January 6, 1999 for block 11603 Lot 7 formerly Block 15 Lot 30 (the "Property") located within the Harsimus Cove Station Redevelopment Area; and

**WHEREAS**, previously North River Development LLC (Redeveloper) was designated to develop the Property; and

**WHEREAS**, Citigroup Technology Inc. require access to the Property for the exclusive purpose of carrying out water depth surveys and geotechnical investigation activities, which are necessary to determine the feasibility of installing a water taxi landing site on the south side of the 6<sup>th</sup> Street Pier; and

**WHEREAS**, said License will be for a term of twelve (12) months from the date execution of the License Agreement; and


**WHEREAS**, the designated Redeveloper has given his consent thereto.



16-06-8

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above Recitals are incorporated herein as if set forth at length; authorization be and is hereby given to execute a License Agreement with Citigroup Technology, Inc. for use and access to Agency owned property located at Block 11603 Lot 7 within the Harsimus Cove State Redevelopment Area for a period of twelve (12) months.

**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 June 21, 2016.

VOTE				
<u>NAME</u>	AYE	NAY	Abstain	Absent
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  
EXTENDING THE DESIGNATION OF NORTH RIVER  
DEVELOPMENT, LLC AS REDEVELOPER FOR PROPERTY  
LOCATED AT BLOCK 11603, LOT 7 (UNDERWATER  
PROPERTY) LOCATED IN THE HARSIMUS COVE  
STATION REDEVELOPMENT AREA**

**WHEREAS**, by Resolution of the Board of Commissioners dated August 18, 2015, North River Development, LLC (hereinafter "Developer") was conditionally designated Developer for the construction of a mixed use project consisting of a luxury hotel, marina, 2 million square feet of commercial space, and several acres of open passive park space (the "Resolution"); and

**WHEREAS**, the parties are engaged in active negotiations regarding the terms and conditions of a Redevelopment Agreement between the parties; and

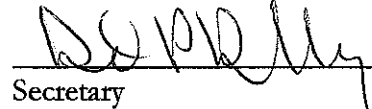
**WHEREAS**, without relinquishing any rights conferred by the designation, the parties have agreed to permit Citigroup to investigate development of a ferry dock in the development area; and

**WHEREAS**, staff deems it appropriate to extend the conditional designation for an additional one hundred eighty (180) days *nunc pro tunc*, to allow the parties to complete the negotiation of the terms of a Redevelopment Agreement.

**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; and
2. The conditional designation of North River Development, LLC for property located at Block 11603 Lot 7 (underwater parcel) is hereby extended one hundred eighty (180) days from the date of expiration *nunc pro tunc*.

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

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of June 21, 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 APPROVING AND AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 100 HOBOKEN AVENUE PARTNERS URBAN RENEWAL, LLC WITHIN THE HOBOKEN AVENUE REDEVELOPMENT AREA**

**WHEREAS**, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated December 15, 2015 100 Hoboken Avenue Partners, LLC was designated as redeveloper ("Redeveloper" or "100 Hoboken") for the construction of a 5 story building to contain approximately 140 residential one and two bedroom units and 140 parking spaces (the "Project") for Block 6001, Lot 40 more commonly known as 100 Hoboken Avenue within the Hoboken Avenue Redevelopment Area; and

**WHEREAS**, on February 16, 2016 the Board of Commissioners recognized the formation of a new entity known as 100 Hoboken Avenue Partners Urban Renewal, LLC formed by 100 Hoboken Avenue Partners, LLC; and

**WHEREAS**, after review and consideration of the Redeveloper's proposal Agency staff has determined that the designation of Redeveloper as a redeveloper within the meaning of the Redevelopment Law and the undertaking of a Project in furtherance of redeveloping the Area would be in the best interests of the City's inhabitants; and

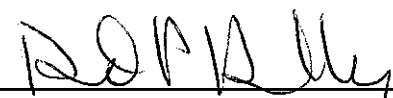
**WHEREAS**, the Agency and 100 Hoboken Avenue Partners Urban Renewal, LLC have negotiated and agreed to a redevelopment agreement (hereinafter the "Agreement") in the form substantially attached hereto; and

**WHEREAS**, the execution of the 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 the Redevelopment Plan.

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

- 1) the above recitations are incorporated herein as if set forth at length.
- 2) Approval of the Redevelopment Agreement between the Jersey City Redevelopment Agency and 100 Hoboken Avenue Partners Urban Renewal LLC is hereby authorized for execution in the form substantially attached hereto or as may be modified by the Executive Director and General Counsel as deemed necessary and appropriate.
- 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 June 21, 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 Greene				✓
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY DESIGNATING 101 NEWKIRK STREET, LLC  
AS REDEVELOPER FOR PROPERTY LOCATED IN THE JOURNAL SQUARE  
2060 REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City (the "City") has designated that certain area known as the Journal Square 2060 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 Journal Square 2060 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 Journal Square 2060 Redevelopment Area; and

**WHEREAS**, the Agency wishes to designate 101 Newkirk Street, LLC as redeveloper of the Property and commence the negotiation of a redevelopment agreement,

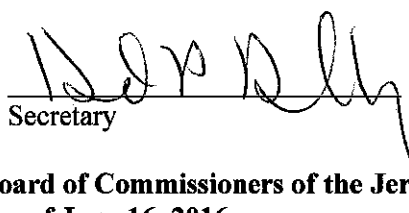
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

**Section 2.** 101 Newkirk Street, LLC, (Seth Martin) is hereby designated as the Redeveloper of the Property, subject to the execution of a mutually acceptable redevelopment agreement by and between 101 Newkirk Street, 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 October 18, 2016, if no redevelopment agreement has been executed at that time, which period may be extended for a period of sixty (60) days if necessary in the sole discretion of the Agency's Executive Director.

**Section 4.** The Chairman, Vice-Chairman, 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 June 16, 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 AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO. 16-06-CF8\_WITH  
COONEY BOVASSO REALTY ADVISORS, INC. FOR THE  
PREPARATION OF AN APPRAISAL OF PROPERTIES IN BLOCK  
8102, LOTS 1, 6, 7, 25, 26 & 27 LOCATED WITHIN THE JOURNAL  
SQUARE 2060 REDEVELOPMENT AREA**

---

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency requires the services of a licensed New Jersey real estate appraisal company; and

**WHEREAS**, the Agency is desirous of contracting with Cooney Bovasso Realty Advisors, Inc. of Rutherford, New Jersey to provide updated appraisal services for properties located in Block 8102, Lots 1, 6, 7, 25, 26 & 27, and known as 393 Hoboken Avenue, 37 Oakland Avenue, 33 Oakland Avenue, 26 Cook Street, 28 Cook Street, 30 Cook Street, respectively, located within the Journal Square 2060 Redevelopment Area and which property is further depicted on the attached map; and

**WHEREAS**, Cooney Bovasso Realty Advisors, Inc. has provided these services to the Agency in the past and has demonstrated the knowledge and expertise required in the field of endeavor; and

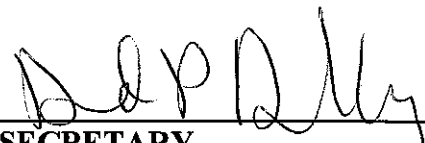
**WHEREAS**, said contract will be for a term not to exceed one (1) year and shall be in an amount not to exceed \$ 3,500.00; and

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



**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that a Contract in the not to exceed amount of \$3,500.00 be awarded to Cooney Bovasso Realty Advisors, Inc. for the purpose of rendering updated appraisal services within the Journal Square 2060 Redevelopment Area. Notice of this award 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 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 June 21, 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 Greene				✓
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

# Cooney Bovasso Realty Advisors, Inc.

[www.cbrealtyadvisors.com](http://www.cbrealtyadvisors.com)

## Real Property Valuation & Consultation

K. Sean Cooney, MAI  
Robert J. Bovasso, Jr., MAI

71 Union Avenue, Suite 205  
Rutherford, NJ 07070

(201) 935-7600 Voice  
(201) 935-7650 Fax

June 15, 2016

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

**RE:    *Appraisal Service Agreement Letter***

***393 Hoboken Ave. (Block 8102, Lot 1)  
26, 28 & 30 Cook Street (Block 8102, Lots 25, 26 & 27)  
33 & 37 Oakland Avenue (Block 8102, Lots 6 & 7)  
Jersey City, NJ***

Dear Ms. Mortola,

In accordance with your request, this proposal is made with reference to providing a fee simple market value appraisal report of the above-captioned property as of a current date. The report will be utilized to assist with an internal business decision.

The subject property consists of a 30,600± sf site which is currently used as a surface parking lot. The subject is located within a redevelopment zone where medium-high density residential development is permitted. We will provide the "as is" value of the subject property based upon its highest and best use. Although the subject consists of several individual tax lots, the property functions as a single economic unit and one appraisal report of the entire property will be provided.

Our fee for the assignment is \$3,500. Three (3) copies of the report will be delivered in approximately 4 weeks from authorization to proceed.

The report will be made in accordance with the *Uniform Standards of Professional Appraisal Practice* (USPAP) and the standards and ethics of the Appraisal Institute. The assignment is in no way contingent upon developing or reporting predetermined results.

Thank you for your professional consideration and for the opportunity to present this proposal.  
Please call should there be any questions.

Very truly yours,

COONEY BOVASSO REALTY ADVISORS, INC.

A handwritten signature in cursive script, reading "Robert J. Bovasso, Jr.", written in dark ink.

Robert J. Bovasso, Jr., MAI  
Vice President

RJB/SV

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
ACCEPTANCE OF A DEED FROM THE CITY OF JERSEY CITY FOR  
CITY OWNED PROPERTY IN BLOCK 25101, LOT 51 AND KNOWN AS  
152 MARTIN LUTHER KING DRIVE WITHIN THE MARTIN LUTHER  
KING DRIVE REDEVELOPMENT AREA**

---

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency is undertaking a program for the reconstruction and/or rehabilitation of areas designated in need of redevelopment within the City of Jersey City; and

**WHEREAS**, the City of Jersey City is the owner of certain property located in Block 25101, Lot 51 and known as 152 Martin Luther King Drive within the Martin Luther King Drive Redevelopment Area; and

**WHEREAS**, the Agency desires to take title to the said property from the City for nominal consideration for redevelopment in accordance with the Martin Luther King Drive Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency be and is hereby authorized to accept title to property known as 152 Martin Luther King Drive within Block 25101, Lot 51 by deed from the City of Jersey City, the terms and conditions of which conveyance are subject to the approval of the Agency's Executive Director and General Counsel

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

DP12/16  
**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 June 21, 2016.**

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

City Clerk File No. Ord. 16.056  
Agenda No. 3. F 1st Reading  
Agenda No. 4. G 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.056

TITLE: **ORDINANCE 1) AUTHORIZING THE CONVEYANCE OF  
BLOCK 25101, LOT 51, MORE COMMONLY KNOWN BY THE  
STREET ADDRESS OF 152 MARTIN LUTHER KING DRIVE, TO  
THE JERSEY CITY REDEVELOPMENT AGENCY; AND 2)  
RESCINDING ORDINANCE 16-017**

COUNCIL offered and moved adoption of the following Ordinance:

WHEREAS, the City of Jersey City is the owner of certain property located within Block 25101, Lot 51, more commonly known by the street address of 152 Martin Luther King Drive [Property]; and

WHEREAS, by the adoption of Ordinance 16-017 on February 10, 2016, the Municipal Council authorized the conveyance of the Property to the Jersey City Redevelopment Agency (JCRA) for the purpose of providing needed transitional, affordable housing; and

WHEREAS, the JCRA agreed to pay the City that sum it receives as consideration, if any, for the Property, based on currently proposed plans; and

WHEREAS, the JCRA was authorized to acquire the Property from the City of Jersey City, pursuant to N.J.S.A. 40A:12A-8 and 22; and

WHEREAS, the City of Jersey City was authorized to transfer Property to the JCRA with or without consideration pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 40A:12-13(b)(1); and

WHEREAS, one of the block and lot designations of Ordinance 16-017 was incorrect; and

WHEREAS, it is now necessary to correct Ordinance 16-017 to reflect Block 25101, Lot 51, by introducing a new ordinance and rescind Ordinance 16-017.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The conveyance to the Jersey City Redevelopment Agency of certain lands and buildings designated on Jersey City's Official Tax Assessment Map as Block 25101, Lot 51, more commonly known by the street address of 152 Martin Luther King Drive, for the purpose of developing transitional, affordable housing, is hereby approved.
2. The Mayor or Business Administrator is authorized to execute a Deed to the Jersey City Redevelopment Agency, and any other documents, including a deed(s) that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the transfer of the Property to the Jersey City Redevelopment Agency on or before June 1, 2016, in accordance with the above terms.

ORDINANCE 1) AUTHORIZING THE CONVEYANCE OF BLOCK 25101, LOT 51, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 152 MARTIN LUTHER KING DRIVE, TO THE JERSEY CITY REDEVELOPMENT AGENCY; AND 2) RESCINDING ORDINANCE 16-017

- A. All Ordinances and parts of Ordinances inconsistent herewith, specifically Ordinance 16-017, are hereby repealed.
- B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This Ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted.  
For purposes of advertising only, new matter is indicated by  
**bold face** and repealed matter by *italic*.

JM/he  
2/24/16

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

Certification Required ☐  
Not Required ☐

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Business Administrator

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.056

TITLE: 3.F MAR 23 2016

4.G APR 13 2016

Ordinance 1) Authorizing the conveyance of Block 25101, Lot 51, more commonly known by the street address of 152 Martin Luther King Drive, to the Jersey City Redevelopment Agency; and 2) Rescinding Ordinance 16-017.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAR 23 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING APR 13 2016 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V. - Not Voting (Abstain)

## SPEAKERS:

MONIQUE K. ANDREWS  
JOAN TERRELL  
TAYSON BURG  
LAVERN WASHINGTON

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend Ordinance, seconded by Councilperson # adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE APR 13 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V. - Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 23 2016  
Adopted on second and final reading after hearing on APR 13 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on APR 13 2016

Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date APR 13 2016

APPROVED:

Steven M. Fulop, Mayor

Date APR 15 2016  
Date to Mayor APR 14 2016





**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO  
CONTRACT NO. 16-06-BD4 WITH MODSPACE FOR RENTING  
CONSTRUCTION TRAILERS AT BERRY LANE PARK WITHIN THE MORRIS  
CANAL REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency ("Agency") has undertaken the construction of the Berry Lane Park project ("Project") in the Morris Canal Redevelopment Area; and

**WHEREAS**, in furtherance of the Morris Canal Redevelopment Area, the Executive Director has deemed if necessary to rent temporary construction trailers, Contract NO. 16-06-BD4, for the Phase IV Site Improvements for Berry Lane Park project; and

**WHEREAS**, the Project is partially completed and scheduled to open to the public June 25, 2016; and

**WHEREAS**, in order to protect the public from ongoing construction at the Project in the pavilion area the Agency deems it necessary to rent construction trailers from Modspace for a nine month (9) period for a total amount of \$6,688.45 including delivery.

**WHEREAS**, pursuant to NJSA A:11-3 a contract maybe awarded if it does not exceed the sum of \$17,500.00.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 16-06-BD4 in the amount of \$6,688.45, with Modspace of Woodbridge, New Jersey for the rental of construction trailers at Berry Lane Park.

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

  
\_\_\_\_\_  
SECRETARY

**Certified to be a true and correct copy of the resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their meeting of June 21, 2016.**

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



This Offer Created For:  
**Jersey City Redevelopment Agency**  
1303271

Date: 05/31/2016  
Offer #: 202789  
Offer Expires: 8/25/2016

800-523-7918

**Customer Billing Address**

Jersey City Redevelopment Agency  
66 York St Ste 2  
Jersey City, NJ 07302  
Contact : Ben Delisle  
Phone : (201)761-0822  
Email : delisleb@jcnj.org  
PO No :  
Project No :  
Project Name:

**ModSpace Service Center**

NJ-Woodbridge  
100 Pennval Road  
Woodbridge, NJ 07095  
Contact: Michelle Vito  
Phone : 866-322-0120  
Fax : 610-232-1210  
Email : Michelle.Vito@modspace.com

**Delivery Address**

98 Berry Lane  
Jersey City, NJ 07097

Offer Type: Operating Lease

**Only Modspace Offers You The Ultimate Confidence Pledge**

Building Rental: SNGL1260				
Asset # : 12x60 office				
<u>Quantity</u>	<u>Term</u>	<u>Frequency</u>	<u>Rental Each</u>	<u>Monthly Rental</u>
1	9	Monthly	\$425.00	\$425.00
Total Monthly Rental:				\$425.00
Additional Items				
<u>Quantity</u>	<u>Description</u>	<u>Rental Each</u>	<u>Rental Total</u>	
1	Personal Property Expense	\$0.00	\$0.00	
2	Step Rental	\$25.00	\$50.00	
Total Additional Monthly Items:				\$50.00
Delivery, Installation & Removal (One-Time Items)				
<u>Quantity</u>	<u>Service Description</u>	<u>Each</u>	<u>Total</u>	
	<u>Remove</u>			
10	Remove Anchors	\$18.00	\$180.00	
1	Unblock	\$130.00	\$130.00	
	<u>Return Delivery</u>			
1	Fuel Charge	\$30.00	\$30.00	
1	Transportation of Building	\$402.00	\$402.00	
1	Transportation of Other	\$500.00	\$500.00	
<i>Police escort needed to return building.</i>				
Dismantle and Return Charges:				\$1,242.00
Total Monthly Rental:				\$475.00
Total Monthly Tax:				\$33.25
Total Monthly Amount:				\$508.25
Total One-Time Amount:				\$1,242.00
Total Tax on One-Time Items:				\$21.70
Total Amount Including 9 Month(s) Rent, Taxes, Delivery, Installation & Removal*:				\$5,837.95

Modular Space Corporation (dba "ModSpace"), 1200 Swedesford Road, Berwyn, PA 19312, CA Contractor License # 763309.



This Offer Created For:  
**Jersey City Redevelopment Agency**  
1303271

Date: 05/31/2016  
Offer #: 202789  
Offer Expires: 8/25/2016

800-523-7918

**Customer Billing Address**

Jersey City Redevelopment Agency  
66 York St Ste 2  
Jersey City, NJ 07302  
Contact : Ben Delisle  
Phone : (201)761-0822  
Email : delisleb@jcnj.org  
PO No :  
Project No :  
Project Name:

**ModSpace Service Center**

NJ-Woodbridge  
100 Pennval Road  
Woodbridge, NJ 07095  
Contact: Michelle Vito  
Phone : 866-322-0120  
Fax : 610-232-1210  
Email : Michelle.Vito@modspace.com

**Delivery Address**

98 Berry Lane  
Jersey City, NJ 07097

**\* If Building Return and Removal amounts are not specified, such items will be billed at current rates at time of termination. \***

**Tax rates vary and are determined by the state, local, federal and/ or provincial tax jurisdictions, they are subject to change at any time without notice. Taxes are estimated and will be finalized based upon either the actual delivery address or in accordance with the laws of the various jurisdictions.**

**If sales tax exempt, proof of exempt status is required and must be validated by ModSpace prior to contract finalization.**

Prevailing/ Davis-Bacon Wage Applicable:

Badging or Access Requirements Applicable:

Union Labor:

**Have everything you need to succeed?**

Our wide range of support products and services make you more productive from Day 1. Here are few additional options:

Initial		Frequency	Quantity	Amount (each/item)
<input type="checkbox"/>	Insurance US-Damage Waiver	Monthly	1	\$75.00
<input type="checkbox"/>	Insurance US-Optional General Liability	Monthly	1	\$19.50
<input type="checkbox"/>	VAP Furniture-Jr Executive Desk Rental	Monthly	1	\$37.50
<input type="checkbox"/>	VAP Furniture-Executive Chair Rental	Monthly	1	\$37.50
<input type="checkbox"/>	VAP Furniture-Guest Chair Rental	Monthly	1	\$18.13
<input type="checkbox"/>	VAP Furniture-Conference Table Rental	Monthly	1	\$40.63
<input type="checkbox"/>	VAP Furniture-4 Drawer Vertical File Rental	Monthly	1	\$30.63
<input type="checkbox"/>	VAP Furniture-Folding Table Rental	Monthly	1	\$10.00
<input type="checkbox"/>	VAP Furniture-Stack Chair Rental	Monthly	1	\$5.00

Furniture delivery and return fees will vary based on quantity and delivery location. A minimum furniture order amount may be required. Your ModSpace representative can provide more information.



This Offer Created For:  
**Jersey City Redevelopment Agency**  
1303271

Date: 5/31/2016  
Offer #: 202789  
Offer Expires: 8/25/2016

Installation items based on level, flat compacted surface not to exceed 6" slope within 100' or additional charges may apply. Additional items will be billed in the event site is not ready or for any reason ModSpace is not allowed to do their scope of work upon arrival at site.

This Offer is subject to ModSpace's credit approval of Customer. ModSpace does not warrant that the equipment meets any local or state code not specifically listed herein. Pricing quoted herein is open for Customer's acceptance for ninety (90) days from the date of this Offer and excludes all state and local taxes, fees, permits and utility connections (unless specifically stated otherwise). Equipment is subject to availability. Unless otherwise stated herein, all site services are to be performed by non-union labor at non-prevailing wage. Customer is to provide clear and unobstructed access for delivery and installation of the equipment by standard mobile transport delivery. Customer is responsible for site preparation including, without limitation, site preparation, grade alterations, water and snow removal, providing firm and level ground and the identification and relocation of utility lines prior to ModSpace's arrival at the site. ModSpace shall not be responsible for and assumes no liability for the fitness or adequacy of the site, including availability, relocation, or mark-out of utilities. Any Value Added Products or Services ("VAPS"), including, without limitation, storage containers, sanitary holding tanks, water delivery systems, portable toilets, wash stations, toilet trailers, septic tanks, generators, furnishings, security systems, steps or ramps quoted by ModSpace are provided strictly as a matter of convenience to the Customer. The Customer understands and agrees that ModSpace only serves as a billing agent for the third party vendor of the VAPS and assumes no liability therefor. By signing below, customer accepts the terms of this offer, leases the equipment identified herein, and agrees that such signature constitutes customer's acceptance of and agreement to the ModSpace Lease Agreement. Such lease, and customer's agreement thereto, is subject to ModSpace's standard terms and conditions located at

<http://www.modspace.com/resources/document-library/US20150216>. Customer may request a copy of the terms and conditions from a ModSpace representative. If customer has previously executed a master agreement with ModSpace, those terms and conditions shall govern the transaction. Such terms and conditions are incorporated as if fully set forth herein. Any customer purchase order or other customer-provided document purporting to replace, supersede or supplement the terms and conditions of the ModSpace Lease Agreement shall carry no force or effect except as an instrument of billing.



This Offer Created For:  
Jersey City Redevelopment Agency  
1303271

Date: 5/31/2016  
Offer #: 202789  
Offer Expires: 8/25/2016

By: \_\_\_\_\_  
(Authorized Customer Signature)

By: \_\_\_\_\_  
(Modular Space Corporation)

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Purchase Order #: \_\_\_\_\_

Job Name: \_\_\_\_\_

Tax Exempt: Yes \_\_\_\_\_ or No \_\_\_\_\_

If Yes, Please issue the certificate to Modular Space Corporation and return with the signed offer or contract.

ALL RIGHT, TITLE AND INTEREST OF MODULAR SPACE CORPORATION ("LESSEE") AND RESUN CHIPPEWA, LLC (AS SUCCESSOR BY CONVERSION TO RESUN CHIPPEWA, INC.) (THE "LESSOR") HEREUNDER HAS BEEN PLEDGED TO, AND ARE SUBJECT TO THE SECURITY INTEREST OF (i) BANK OF AMERICA, N.A., AS FIRST LIEN AGENT, PURSUANT TO THAT CERTAIN THIRD AMENDED AND RESTATED SECURITY AGREEMENT, DATED AS OF JUNE 6, 2011, BETWEEN THE LESSEE AND BANK OF AMERICA, N.A., AS FIRST LIEN AGENT, AS AMENDED, RESTATED, AMENDED AND RESTATED, SUPPLEMENTED OR OTHERWISE MODIFIED FROM TIME TO TIME (THE "FIRST LIEN SECURITY AGREEMENT") AND (ii) WELLS FARGO BANK, NATIONAL ASSOCIATION, AS SECOND LIEN AGENT, PURSUANT TO THAT CERTAIN SECOND LIEN SECURITY AGREEMENT, DATED AS OF FEBRUARY 25, 2014, AMONG THE LESSEE, CERTAIN OF ITS AFFILIATES AND WELLS FARGO BANK, NATIONAL ASSOCIATION, AS SECOND LIEN AGENT, AS AMENDED, RESTATED, AMENDED AND RESTATED, SUPPLEMENTED OR OTHERWISE MODIFIED FROM TIME TO TIME (THE "SECOND LIEN SECURITY AGREEMENT", TOGETHER WITH THE FIRST LIEN SECURITY AGREEMENT, THE "SECURITY AGREEMENTS"). NEITHER THE LESSOR NOR THE LESSEE SHALL HAVE ANY RIGHT TO TRANSFER ITS RIGHT, TITLE OR INTEREST HEREUNDER TO ANY PARTY EXCEPT PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE CREDIT AGREEMENT OR INDENTURE, AS APPLICABLE, REFERRED TO IN THE RESPECTIVE SECURITY AGREEMENT.



Date: 05/31/2016  
Offer #: 202789

**If providing your own insurance you must supply your agency information below:**

I (the lessee) have insurance in accordance with section 9 of the lease agreement. I will deliver the required certificates of insurance to ModSpace prior to delivery of the leased equipment. Modular Space Corporation must be listed as "Additional Insured" with \$1,000,000 minimum liability coverage & "Loss Payee" to include the full insurance value. If I fail to deliver the required insurance certificates prior to delivery, I understand that Modular Space Corporation has the right to add both the Optional General Liability and Damage Waiver Program to my lease.

Agency Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

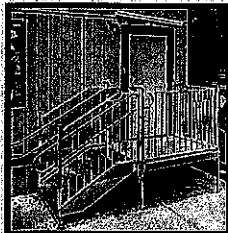




# Save Time - One Call Setup

Everything you need on day one.

## STEPS



- » OSHA-compliant
- » Slip-resistant treads
- » High-quality aluminum construction

## RAMPS/DECKS



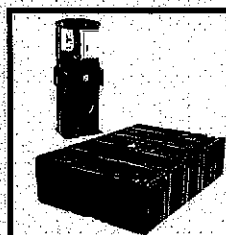
- » Aluminum or wood construction
- » Lightweight, durable and rust resistant
- » Configurations for almost any job site
- » Professional appearance

## FURNITURE



- » One monthly bill for your building and furniture
- » Upgraded furniture packages available
- » Folding chairs and tables, desks, chairs, filing cabinets, drafting tables, refrigerators, etc.

## HOLDING TANKS & HAND WASH STATIONS



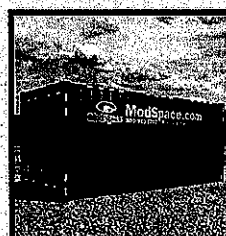
- » Multiple tank sizes available for sink water and toilet waste
- » Removal service packages included
- » Available in most markets

## SKIRTING



- » Adds a finished look to your building
- » Protects the underside from severe weather and animals
- » Reduces heating and cooling costs

## MODSAFE JOB SITE STORAGE



- » Durable steel construction
- » 10 gauge steel lockbox prevents theft and you control the access
- » Shielded vents for increased airflow
- » Forklift pockets for easy on-site mobility

Our optional Commercial General Liability and Damage Waiver products protect your leased modular building at competitive rates.

### GENERAL LIABILITY\*

- » Covers third party liability of the building arising from use, occupancy, and/or maintenance of the leased modular building while at your location.
- » Covers bodily injury and property damage.

### DAMAGE WAIVER\*

- » Covers direct physical damage to the modular building.
- » Covers direct physical damage to attachments leased from ModSpace.

\*For U.S. customers only. Some restrictions and/or exclusions may apply. Contact your local ModSpace sales representative for details.

### Experienced ★ Local ★ Proven

World-class service you can count on, with guaranteed on-time delivery, and competitive pricing from 80 locations across North America.

**Call today or visit us online: 800-523-7918 ModSpace.com**

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY ACCEPTING THE TRANSFER OF ALL CITY  
OWNED LOTS WITHIN BERRY LANE PARK FROM THE CITY TO THE AGENCY  
SUBJECT TO THE EVENTUAL REVERSION OF THE PROPERTY FOR  
DEDICATION AS A CITY PARK WITHIN THE MORRIS CANAL  
REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City ( City) is the owner of certain parcels of land depicted in Exhibit A, attached hereto, within the property more commonly known as Berry Lane Park; and

**WHEREAS**, Berry Lane Park is located within the Morris Canal Redevelopment Plan Area; and

**WHEREAS**, on June 15, 2016, the City adopted Ordinance 16.099 transferring the parcels depicted on Exhibit A, attached hereto, to the Agency; and

**WHEREAS**, the Agency wishes to accept the conveyance of title to these parcels from the City in order to consolidate all the parcels which comprise the future park under a single owner, thus enabling the JCRA to perfect the environmental documentation of the Park; and

**WHEREAS**, the conveyance of these parcels to the Agency will effectuate the final development of the property into a new park, prior to the return of title to the property back to City; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-8 and N.J.S.A. 40A:12A-22, the City is authorized to convey property to the Agency; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 40:12-13(b)(1), the JCRA is authorized to acquire property from City with or without consideration; and

**WHEREAS**, once all the remaining punch- list items, including but not limited to, any remaining construction and or environmental documentation and/or testing is complete, which the Agency has indicted will occur not later than January 1, 2020, the title to the Park will revert to the City, subject to any deed restrictions and open space restrictions.

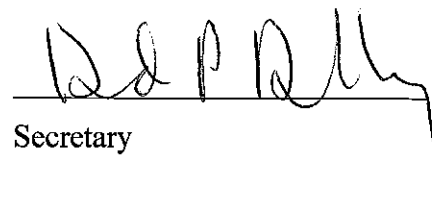
**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

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

**Section 2.** The acceptance of conveyance of certain parcels of land depicted in Exhibit A from the City to the Agency for completing Berry Lane Park, is hereby approved.

**Section 3.** The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to execute and deliver one or more escrow agreements described herein, and to undertake all actions 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 June 21, 2016.

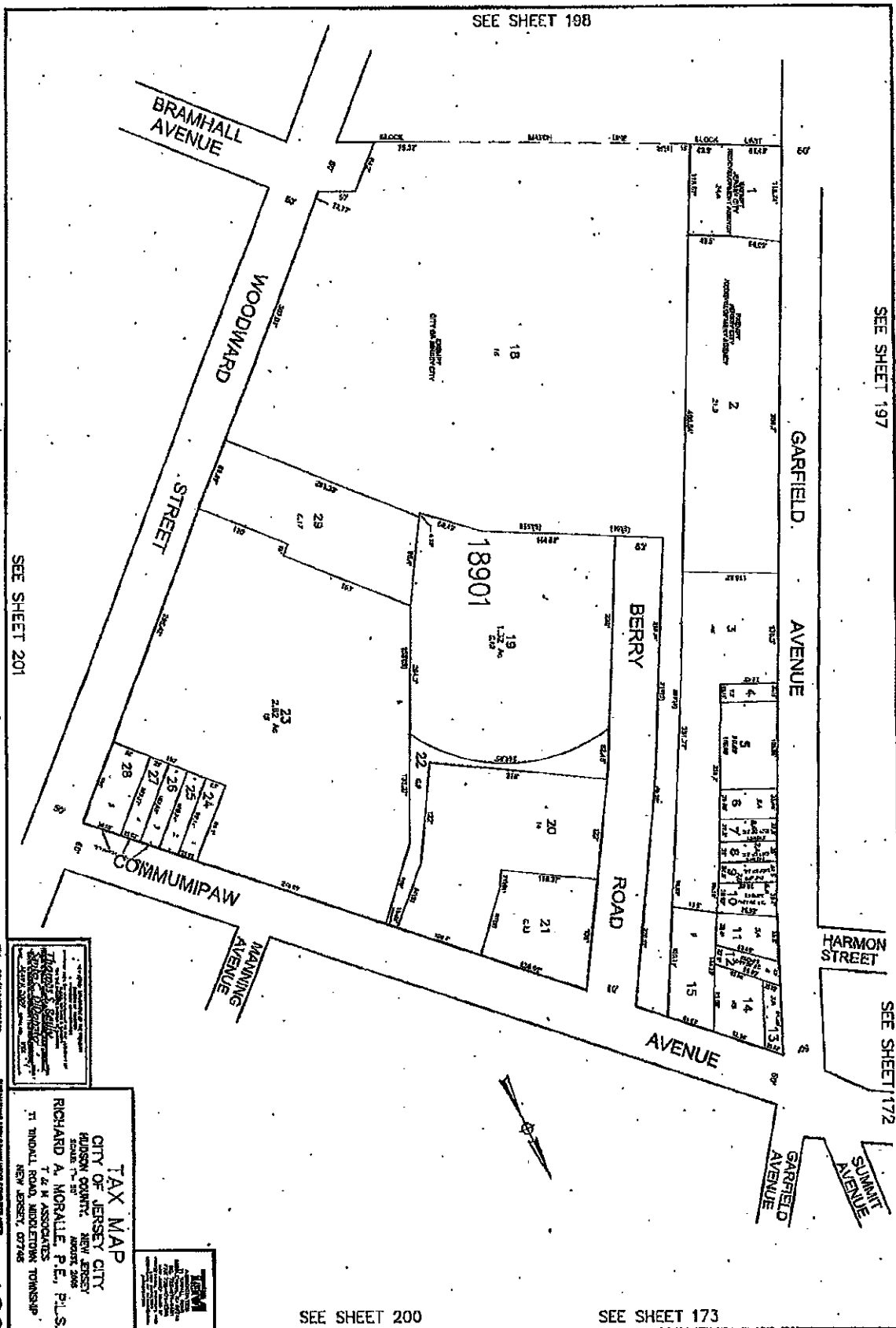
<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer	✓			✓
Erma Greene				✓
Rolando R. Lavarro, Jr.	✓			
Donald R. Brown	✓			
Russell Verducci				✓
Samuel Berman	✓			

## **EXHIBIT A**

Berry Lane Park  
Prop. Listing  
5/19/2016

Municipality Block	Lot	Qual	Property Location	Property Class	Owner's Name
906-18901	1	1	990 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT
906-18901	2	2	1000 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-18901	7	7	1054 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-18901	8	8	1056 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-18901	9	9	1058 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-18901	10	10	1060 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-18901	12	12	1068 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-18901	18	18	1 BERRY ROAD	15C	CITY OF JERSEY CITY
906-19803	1	1	984 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-19803	3	3	75 WOODWARD ST.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	4	4	65 WOODWARD ST.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	5	5	WOODWARD ST.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	8	8	942 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	9	9	944 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	10	10	946 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	11	11	948 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	12	12	960-958 GARFIELD AVE	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	13	13	964 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	14	14	966 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	15	15	968 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-19803	16	16	970 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-19803	17	17	972 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-19803	18	18	976 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-19803	19	19	978 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-19803	20	20	980 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906-19803	21	21	INSIDE GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-18901	1	1	990 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT
906-18901	2	2	1000 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906-18901	7	7	1054 GARFIELD AVE.	15C	CITY OF JERSEY CITY

906	18901	8	1056 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	9	1058 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	10	1060 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	12	1068 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	18	1 BERRY ROAD	15C	CITY OF JERSEY CITY
906	21501	1.01	163 HALLADAY STREET	15C	JERSEY CITY SEWERAGE AUTHORITY
906	21501	16	2 DAKOTA ST.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	21501	17	70 CARTERET AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	21501	18	880 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	21501	19	884 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY



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**TAX MAP**  
 CITY OF JERSEY CITY  
 HILSON GRANT, NEW JERSEY  
 SCALE 1" = 50'  
 RICHARD A. MORALE P.E., P.L.S.  
 12 N. HANCOCK STREET  
 NEW JERSEY 07102

