

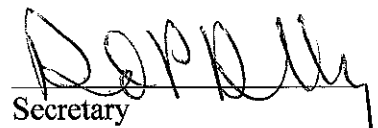
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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

WHEREAS, the matters to be discussed are :litigation, contract negotiations and personnel; 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

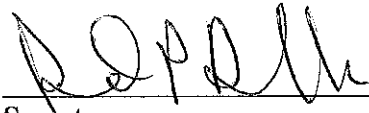
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated August 16, 2016.

RECORD OF COMMISSIONERS VOTE				
<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 THE REGULAR MEETING
DATED JULY 19, 2016**

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

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


Secretary

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

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

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

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

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 July 19, 2016 be approved as presented.


Secretary

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

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH SANTOMAURO GENERAL, LLC FOR THE REHABILITATION OF VACANT STRUCTURES AT 142 BOYD AVENUE, BLOCK 20502, LOT 58 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT AND THE SCATTER SITE REDEVELOPMENT PLAN

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated June 21, 2016, Santomauro General, LLC was designated as Redeveloper ("Redeveloper") for the rehabilitation of a vacant structure at 142 Boyd Avenue, Block 20502, Lot 58 within the Scatter Site Redevelopment Area; and

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

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

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

WHEREAS, construction of the project will have substantial public benefits to the City of Jersey City by rehabilitating vacant, blighted structures and create new housing; and

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

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

- 1) the above recitations are incorporated herein as if set forth at length;
- 2) Board authorization is granted to enter into the Redevelopment Agreement between Santomauro General, LLC and the Agency, subject to modification as may be deemed necessary by Agency counsel for properties located at 142 Boyd Avenue, Block 20502, Lot 58 within the Scatter Site Redevelopment Area.
- 3) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.


SECRETARY

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

RECORD OF COMMISSIONERS VOTE				
<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	✓			

L:\AGENDA\AUGUST-2016\Auth Execution of RDA Santomauro General reso.wpd

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

WHEREAS, on its meetings of April 21, 2015 and February 16, 2016, the Jersey City Redevelopment Agency Board of Commissioners authorized entering into Professional Services Agreement #15-04-CF4 with the firm of Value Research Group, LLC for appraisal services as may be required for properties in connection with the Abandoned Properties Rehabilitation Act (APRA) for an amount not to exceed \$25,000.00, and amended by \$36,300.00; and

WHEREAS, the Agency deems it necessary to increase the compensation to be paid by an additional amount of \$3,500.00; and

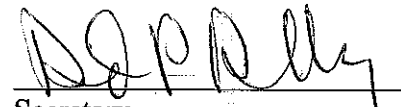
WHEREAS, the amended total cost will be for a sum not to exceed \$64,800.00; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to amend Professional Services Agreement #15-04-CF4 with Value Research Group, LLC to increase the compensation to be paid by \$3,500.00 for a total amount not to exceed \$64,800.00.

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 August 16, 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				✓
Emma D. Greene	✓			
Roland R. Lavarro, Jr.	✓			
Russell Verducci	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FAIR AND OPEN CONTRACT NUMBER 16-08-PAO1 WITH VALUE RESEARCH GROUP, LLC FOR APPRAISAL SERVICES IN CONNECTION WITH THE ABANDONED PROPERTIES REHABILITATION ACT (APRA)

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

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

WHEREAS, Value Research Group, LLC has submitted a proposal for professional appraisal services dated August 15, 2016 in the amount not to exceed \$ \$75,000.00 (attached); and

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

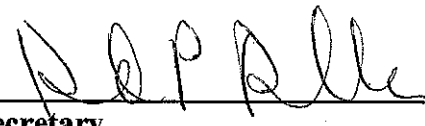
WHEREAS, the cost of the work will be paid by redeveloper escrow given to the Agency for this purpose; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.16-08-PA01 with Value Research Group, LLC in an amount not to exceed \$75,000.00 be awarded in accordance with N.J.S.A 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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 August 16, 2016.

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



VALUE RESEARCH GROUP, LLC

REAL ESTATE ANALYSTS AND CONSULTANTS

**REQUEST FOR PROPOSAL FOR
REAL ESTATE VALUATION SERVICES
ABANDONED PROPERTIES REHABILITATION ACT**

**PREPARED FOR
JERSEY CITY REDEVELOPMENT AGENCY**

AUGUST 15, 2016



VALUE RESEARCH GROUP, LLC

REAL ESTATE ANALYSTS AND CONSULTANTS

August 15, 2016

David P. Donnelly, Executive Director
Jersey City Redevelopment Agency
66 York Street
2nd Floor
Jersey City, NJ 07302

Re: 2016-2017 Abandoned Properties Real Estate Valuation Services

Dear Mr. Donnelly:

We are pleased to submit this proposal in response to the Request for Real Estate Valuation Services for the Jersey City Redevelopment Agency. Attached is our proposal for continuing to provide real estate valuation and consulting services in connection with the JCRA's plan to acquire properties through the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:55:19-78 et. seq. (the "APRA"). The proposal includes our proposed scope of services, our approach to meeting the JCRA's needs, the qualifications and relevant experience of our project team, as well as our proposed fee schedule.

Thank you for providing our firm with the opportunity to submit our qualifications. If you have any questions regarding the proposal or require follow-up information, please call my office at 973-422-9800.

Very truly yours,

VALUE RESEARCH GROUP, LLC.

Paul T. Beisser, MAI, CRE

Scope of Services

To meet the abandoned property real estate valuation needs of the JCRA, Value Research Group will perform the following services:

1. Provide appraisal reports and property valuation services in connection with the JCRA's abandoned property initiative and the rules and requirements of APRA.
2. Provide detailed appraisal reports for determining fair market value as defined in N.J.S.A.55:19-102 of the APRA.
3. Coordinate with other real estate professions including architects, engineers and planners as needed.
4. Act as the contact person for the JCRA on real estate valuation and market issues.
5. Assist the JCRA in responding to questions or issues that arise during negotiations for the purchase or sale of property.
6. Assist the JCRA with eminent domain proceedings including preparing for commissioners hearings and Superior Court trials, if necessary; review of owner's appraisals; litigation support.
7. Provide review services and any other services required by the JCRA in accordance with the Standards of Professional Practice of the Appraisal Institute, including, but not limited to, USPAP, the Statements on Appraisal Standards of the Appraisal Foundation, the Code of Professional Ethics of the Appraisal Institute, and the Advisory Opinions of the Appraisal Standards Board. Particular attention will be paid to USPAP Standard 3 and Statement on Appraisal Standards No.1.

Value Research Group will coordinate with JCRA personnel throughout the course of the contract. To ensure an expeditious exchange of information, we will immediately contact the JCRA's designated project liaison and construct an efficient means of coordinating and reporting our activities.

Price Proposal Form

Value Research Group, LLC offers to provide real estate valuation services in accordance with the terms, conditions and specifications of the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19:19-78 et. Seq. Proposed appraisal fees are itemized as follows:

Appraisal Fee:	\$1750/ report
Architect's Fee:	<u>\$2,000/report</u> (estimated)
Total:	\$3,750/report

It is my understanding the JCRA intends to acquire 20 properties over the next year. Therefore, the total estimate appraisal/architect's fee is \$75,000 ($\3750×20)

The JCRA shall pay the vendor at the firm-fixed price stated above. The price includes review and incorporation of any architect's cost reports provided by the JCRA and all of VRG's direct and indirect costs, insurance overhead, general and administrative expenses, and profit. No other fees or charges will be considered.

The fee for providing preparation and testimony provided at condemnation commissioner's hearings and/or Superior Court trials shall be charged on an hourly basis as follows:

Paul T. Beisser, MAI, CRE:	\$200/hour
Associate Appraiser:	\$150/hour

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING D2KL ASSOCIATES LLC AS REDEVELOPER FOR PROPERTY AT 248 GROVE STREET, BLOCK 14103, LOT 54 IN THE SCATTER SITE REDEVELOPMENT PLAN

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

WHEREAS, on January 9, 2015, the Jersey City Redevelopment Agency issued a Request for Qualifications to undertake the redevelopment and rehabilitation of the APRA properties; and

WHEREAS, D2KL Associates LLC was an approved entity to undertake such work; and

WHEREAS, the Agency desires to designate D2KL Associates LLC as redeveloper for property located at 248 Grove Street (Block 14103, Lot 54) within the Scatter Site Redevelopment Plan; and

WHEREAS, D2KL Associates LLC designation is contingent upon negotiating and executing a Redevelopment Agreement for such purposes and provide any additional documentation as determined by the Agency; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that D2KL Associates LLC is designated as redeveloper for a Property located at 248 Grove Street within the Scatter Site Redevelopment Plan to negotiate a Redevelopment Agreement for a period of ninety (90) days with an extension of thirty (30) days at the Executive Director's discretion; and

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


SECRETARY

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

RECORD OF COMMISSIONERS VOTE				
<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	✓			

REVISIONS				
DATE	BY	LIC NO	BLOCK	LOT
11/2012	CHARLES A. ATKINSON	33994	14106	32
11/2012	CHARLES A. ATKINSON	33994	14103	40
11/2012	CHARLES A. ATKINSON	33994	14103	32 & 33
08/2014	CHARLES A. ATKINSON	33994	14101	23
06/2015	CHARLES A. ATKINSON	33994	14109	1637

SEE SHEET 129

SEE SHEET 131

SEE SHEET 128

SEE SHEET 139

SEE SHEET 142

SEE SHEET 140

SEE SHEET 158

SEE SHEET 159

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=50' AUGUST, 2000
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NEW JERSEY COMMUNITY CAPITAL AS REDEVELOPER FOR PROPERTY 201 NEW YORK AVE., 364-366 PALISADE AVE., 454 PALISADE AVE., AND 461 PALISADE AVE. IN THE SCATTER SITE REDEVELOPMENT AREA

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

WHEREAS, on January 9, 2015, the Jersey City Redevelopment Agency issued a Request for Qualifications ("RFQ") to undertake the redevelopment and rehabilitation of the APRA properties; and

WHEREAS, New Jersey Community Capital was an approved entity to undertake such work; and

WHEREAS, New Jersey Community Capital has been working closely with the Washington Park Association of Hudson County and the Riverview Neighborhood Association to improve the Riverview Art District and Palisade Preservation Overlay; and

WHEREAS, the Agency desires to designate New Jersey Community Capital as redeveloper for properties located at 201 New York Ave. (Block 3805, Lot 19), 364-366 Palisade Ave. (Block 15101, Lot 1), 454 Palisade Ave., (Block 3002, Lot 13), and 461 Palisade Ave. (Block 3001, Lot 22) respectively within the Scatter Site Redevelopment Area; and

WHEREAS, New Jersey Community Capital's designation is contingent upon negotiating and executing a Redevelopment Agreement for such purposes and provide any additional documentation as determined by the Agency; and

WHEREAS, the Agency's staff is recommending a designation of ninety (90) days

with an additional thirty (30) days at the Executive Director's discretion to enter into a Redevelopment Agreement between the parties.

NOW, THEREFORE, BE IT RESOLVED that:

1. The recitals above are incorporated herein as if set forth at length.
2. The Board of Commissioners of the Jersey City Redevelopment Agency that New Jersey Community Capital is designated as the redeveloper for Properties located at 201 New York Ave., 364-366 Palisade Ave., 454 Palisade Ave., and 461 Palisade Ave., within the Scatter Site Redevelopment Area to negotiate a Redevelopment Agreement for a period of ninety (90) days with an extension of thirty (30) days at the Executive Director's discretion; and

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

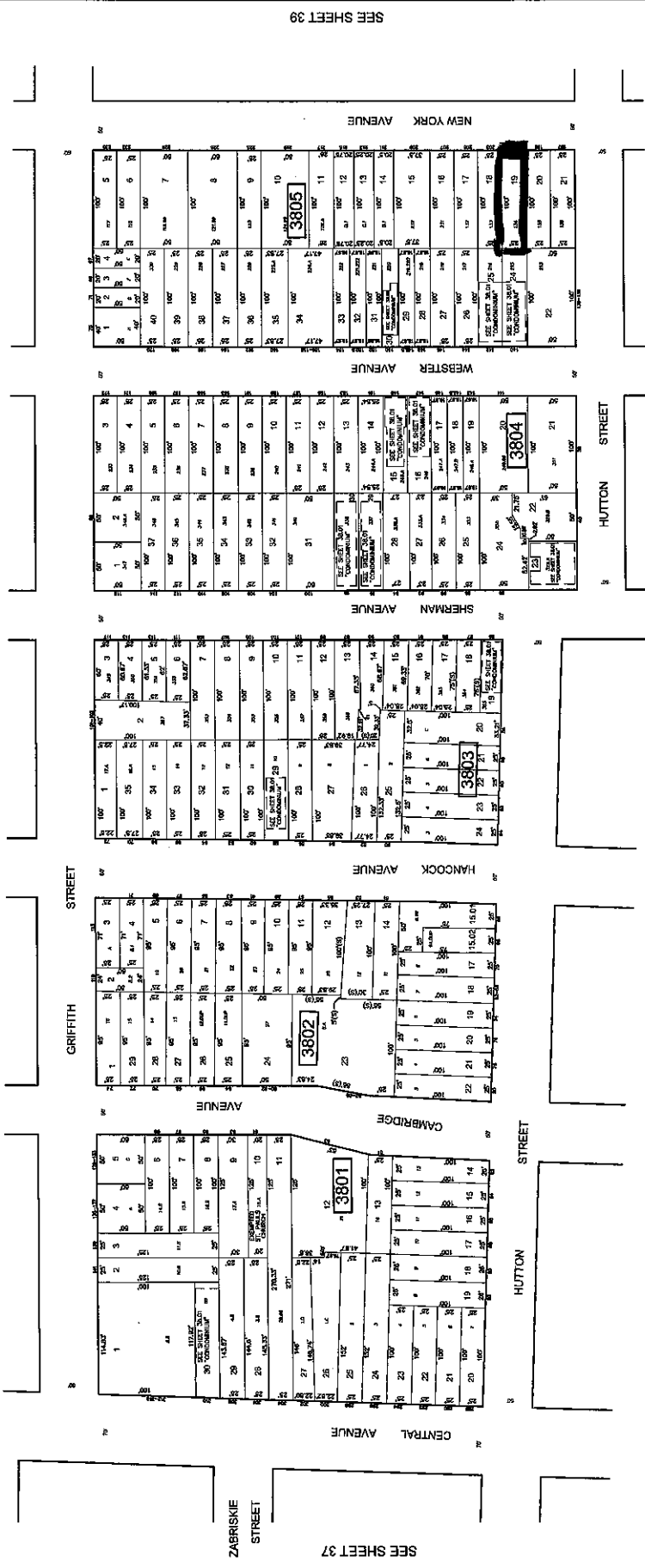

SECRETARY

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

RECORD OF COMMISSIONERS VOTE				
<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	✓			

REVISIONS			
DATE	BY	REASON	COM
08/20/14	W. J. MORRIS	REVISION	1
08/20/14	W. J. MORRIS	REVISION	2
08/20/14	W. J. MORRIS	REVISION	3
08/20/14	W. J. MORRIS	REVISION	4
08/20/14	W. J. MORRIS	REVISION	5
08/20/14	W. J. MORRIS	REVISION	6
08/20/14	W. J. MORRIS	REVISION	7
08/20/14	W. J. MORRIS	REVISION	8
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08/20/14	W. J. MORRIS	REVISION	79
08/20/14	W. J. MORRIS	REVISION	80
08/20/14	W. J. MORRIS	REVISION	81
08/20/14	W. J. MORRIS	REVISION	82
08/20/14	W. J. MORRIS	REVISION	83
08/20/14	W. J. MORRIS	REVISION	84
08/20/14	W. J. MORRIS	REVISION	85
08/20/14	W. J. MORRIS	REVISION	86
08/20/14	W. J. MORRIS	REVISION	87
08/20/14	W. J. MORRIS	REVISION	88
08/20/14	W. J. MORRIS	REVISION	89
08/20/14	W. J. MORRIS	REVISION	90
08/20/14	W. J. MORRIS	REVISION	91
08/20/14	W. J. MORRIS	REVISION	92
08/20/14	W. J. MORRIS	REVISION	93
08/20/14	W. J. MORRIS	REVISION	94
08/20/14	W. J. MORRIS	REVISION	95
08/20/14	W. J. MORRIS	REVISION	96
08/20/14	W. J. MORRIS	REVISION	97
08/20/14	W. J. MORRIS	REVISION	98
08/20/14	W. J. MORRIS	REVISION	99
08/20/14	W. J. MORRIS	REVISION	100

SEE SHEET 29

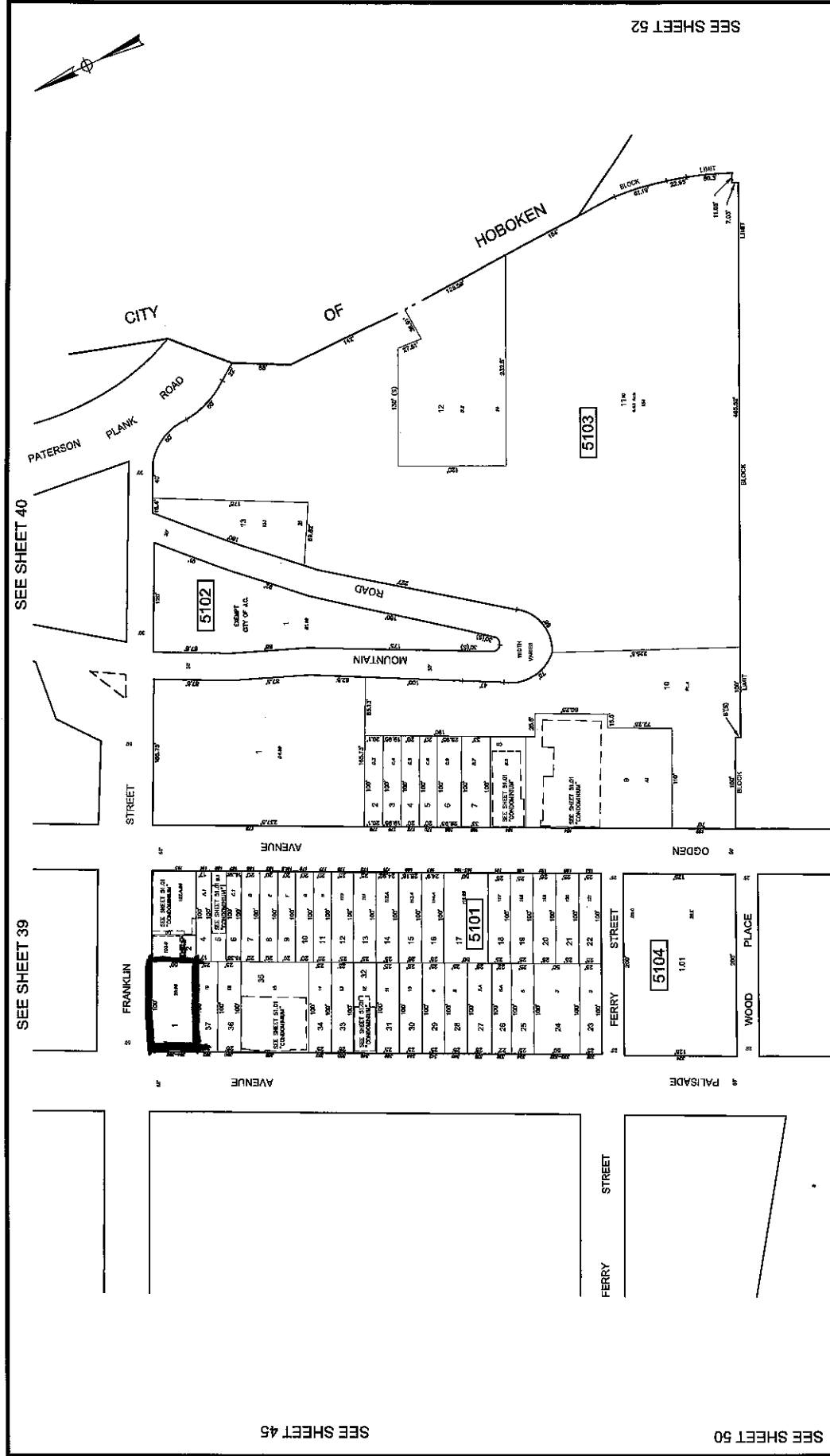


TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 THIDALL
NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959



TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
T.E.M. ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748

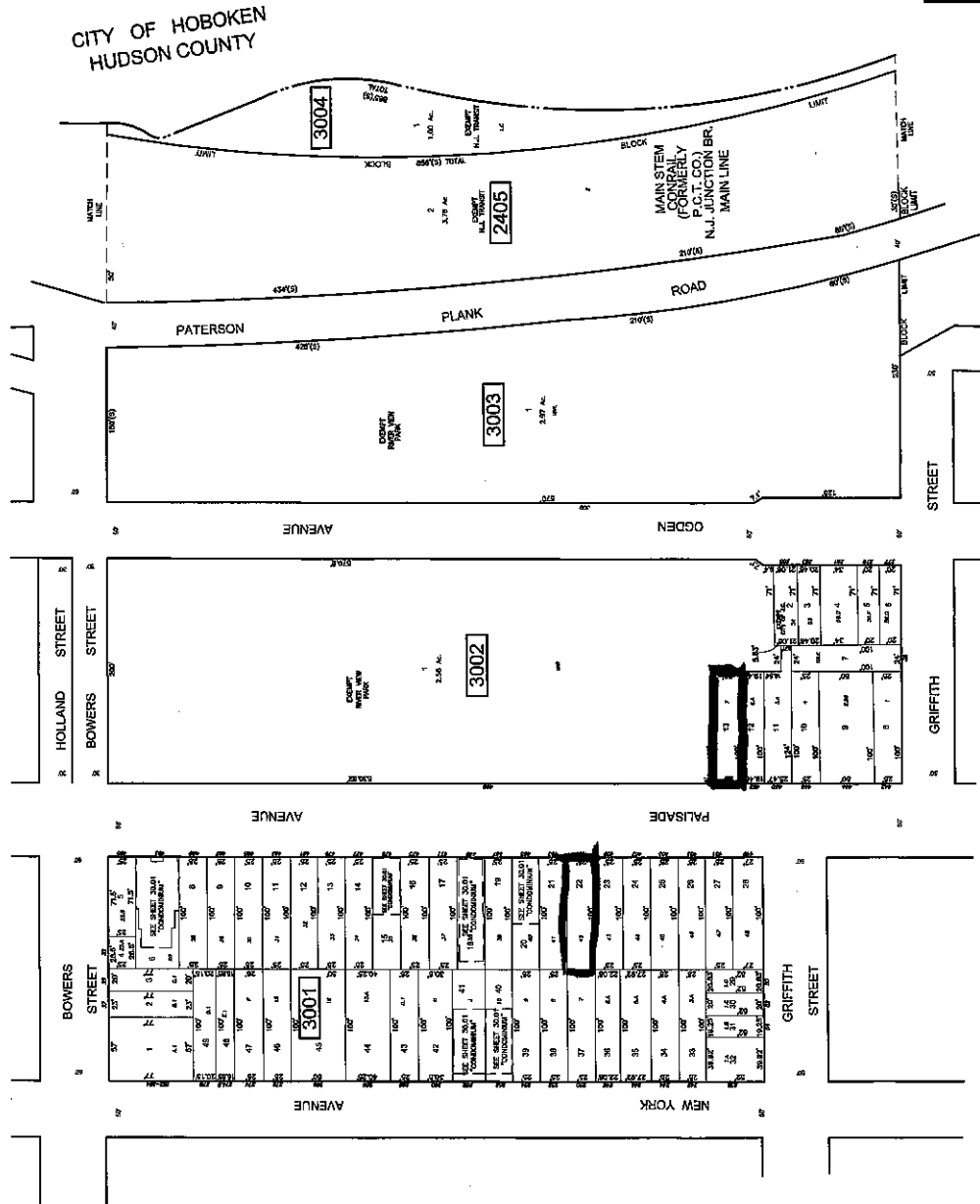
THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

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

REVISIONS			
DATE	BY	DESCRIPTION	LOT
07/20/09	ROBERT A. JESSON	17719	

SEE SHEET 23

SEE SHEET 24



SEE SHEET 29

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=50'
AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
R.A. MORALLE & ASSOCIATES
11 TINDALL ROAD, SUITE 200
NEW JERSEY, 07748
TO STATE OF NEW JERSEY
DIVISION OF TAXATION
DRAWING/ASSET (04/03) AND COORDINATE GEOMETRY.

SEE SHEET 40

SEE SHEET 39

ARL - CD-0404278-73306

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

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

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

WHEREAS, said designation was subsequently extended; and

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


WHEREAS, the Agency's executive staff have determined that it is in the best interest of the Agency and the citizens of Jersey City to conditionally extend the designation to allow the developer the opportunity to respond to certain conditions which executive staff deem necessary, primarily the value of the property and any consideration they may deem appropriate as relates to demolition costs incurred by the Developer, among other things; and

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

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

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) the designation of 550 Johnston Avenue, LLC is hereby extended thru September 30, 2016; and
- 3) the Executive Director is hereby authorized to extend the designation for an additional 30 day period; and
- 4) Developer is responsible for and assumes all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of August 16, 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
AUTHORIZING FIRE AND GENERAL LIABILITY
INSURANCE POLICIES ON THE BETZ COMMUNITY
CENTER**

WHEREAS, the Agency is the owner of 180 Ninth Street, Jersey City, New Jersey known as the BETZ Community Education and Recreation Center; and

WHEREAS, the Agency's policy of commercial liability insurance covering the property for fire and liability insurance is due for renewal; and

WHEREAS, the Agency's insurance agent, Petrocci Agency solicited proposals separately for fire and commercial liability and received the following lowest quotations: \$10,432.00 by Colony National Insurance Company for general liability insurance coverage including terrorism coverage and \$18,277.00 by Great American Insurance Company for fire insurance coverage with terrorism, with an additional flood insurance policy from American Bankers Insurance Co. in the amount of \$3,323.00 for a total cost of \$32,032.00; and

WHEREAS, the purchase of insurance coverage is exempt from public bidding under the Local Public Contracts Law NJSA 40A:11-5(1) et seq.


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

- 1) The above recitations are incorporated herein as if set forth at length; and

- 2) The Agency's Executive Director is hereby authorized to obtain a policy of general liability insurance covering the Community Education and Recreation Center at 180 Ninth Street, Jersey City, New Jersey with Colony National Insurance Company, through the Agency's broker, Petrocci Agency for the period September 2, 2016 through September 2, 2017, the expiration date.
- 3) The Agency's Executive Director is hereby further authorized to obtain a policy of fire insurance covering the Community Education and Recreation Center at 180 Ninth Street, Jersey City, New Jersey with Great American Insurance Company through the Agency's broker, the Petrocci Agency for the period September 2, 2016 through September 2, 2017, the expiration date.
- 4) The Agency's Executive Director is hereby further authorized to obtain a policy for flood insurance covering the Community Education and Recreation Center at 180 Ninth Street, Jersey City, New Jersey with American Bankers Insurance Co. which will take effect 30 days from receipt of the signed application and payment.
- 5) Authorization is hereby granted to pay the total combined premium for the above insurance in the amount of \$32,032.00.

Reso No. 16-08- 10

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 August 16, 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	✓			

H:\WPDOCS\MP\BETZ\Insurance\Insurance-Reso-8-16.wpd

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
DESIGNATING UNITED CLERGY TASK FORCE,
INC./COMMUNITY OUTREACH TEAM INC. AS THE
REDEVELOPER FOR PROPERTY LOCATED AT BLOCK
27001 AND BLOCK 27002 IN THE MARTIN LUTHER KING
DRIVE REDEVELOPMENT AREA**

WHEREAS, United Clergy Task Force, Inc./Community Outreach Team, Inc. has submitted an application to be designated redeveloper of the property located at Block 27001, Lots 9 - 13 and Block 27002, Lots 14 - 20 (hereinafter "Property") within the Martin Luther King Drive Redevelopment Area (see attached map); and

WHEREAS, the Redeveloper, at the Agency's Board Meeting of July 17, 2016, made presentation to the Board for the development of the Property for two buildings comprising 321,911 sq. ft. of mixed use and mixed income housing which will contain studios, one, two and three bedroom units including seventy two (72) units restricted for seniors along with a community center, gym, medical office space and associated parking (hereinafter "Project") in accordance with the Martin Luther King Drive Redevelopment Plan; and

WHEREAS, Block 27001, Lots 9, 11, 12 are owned by Heavenly Temple Church of God an affiliate of the applicant ; and

WHEREAS, Block 27001, Lots 10 and 13 and Block 27002, Lots 15 -20 are privately owned ; and

WHEREAS, upon review of the Redeveloper's application and proposal, the Agency's executive staff recommends the designation of United Clergy Task Force, Inc./Community Outreach Team, Inc. as the Redeveloper; and

WHEREAS, Redeveloper agrees to comply with any requirements to undertake the Project

as set forth in the Martin Luther King Drive Redevelopment Plan and Redevelopment Agreement;
and

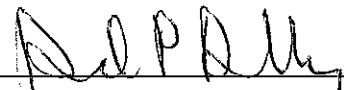
WHEREAS, the Agency executive staff recommends the designation of United Clergy Task Force, Inc./Community Outreach Team, Inc. for a period of one hundred twenty (120) days with a thirty (30) day extension at the Executive Director's discretion, to negotiate a Redevelopment Agreement between the parties.

NOW, THEREFORE, BE IT RESOLVED that:

1. The recitals above are incorporated herein as if set forth at length.
2. United Clergy Task Force, Inc./Community Outreach Team, Inc. is designated as Redeveloper for property located at Block 27001, Lots 9 - 13 and Block 27002, Lots 14 - 20 within the Martin Luther King Drive Redevelopment Area.
3. Redeveloper is responsible for and assumes all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.
4. The designation shall be for a one hundred twenty (120) day period with an extension of thirty (30) days at the discretion of the Executive Director to negotiate the terms of a Redevelopment Agreement.

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.

The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution.



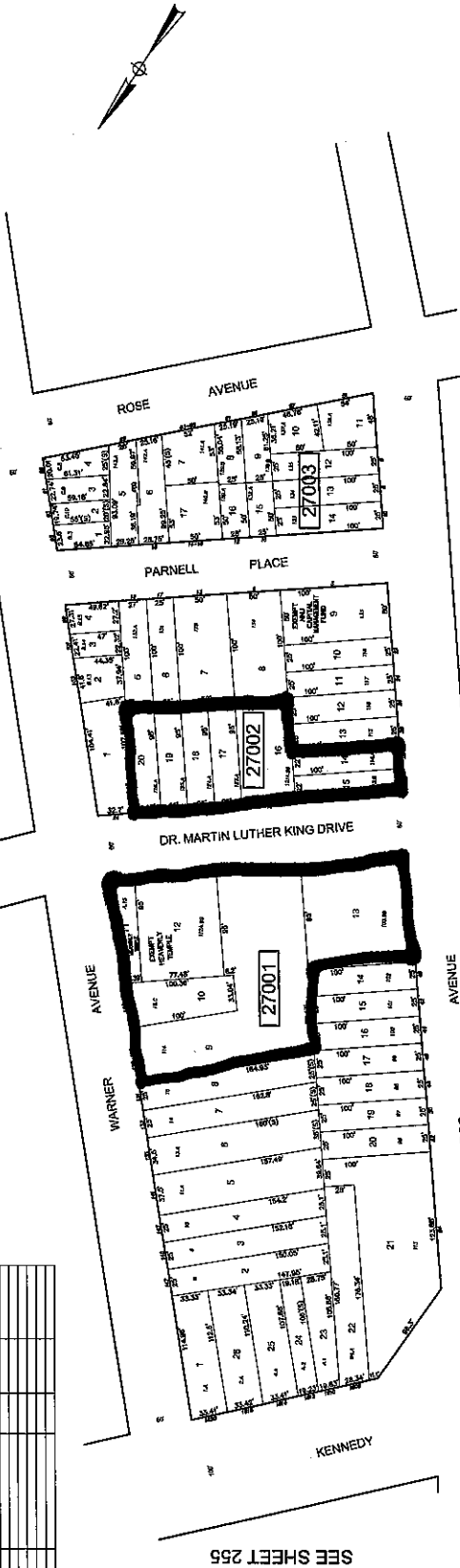
 Secretary

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

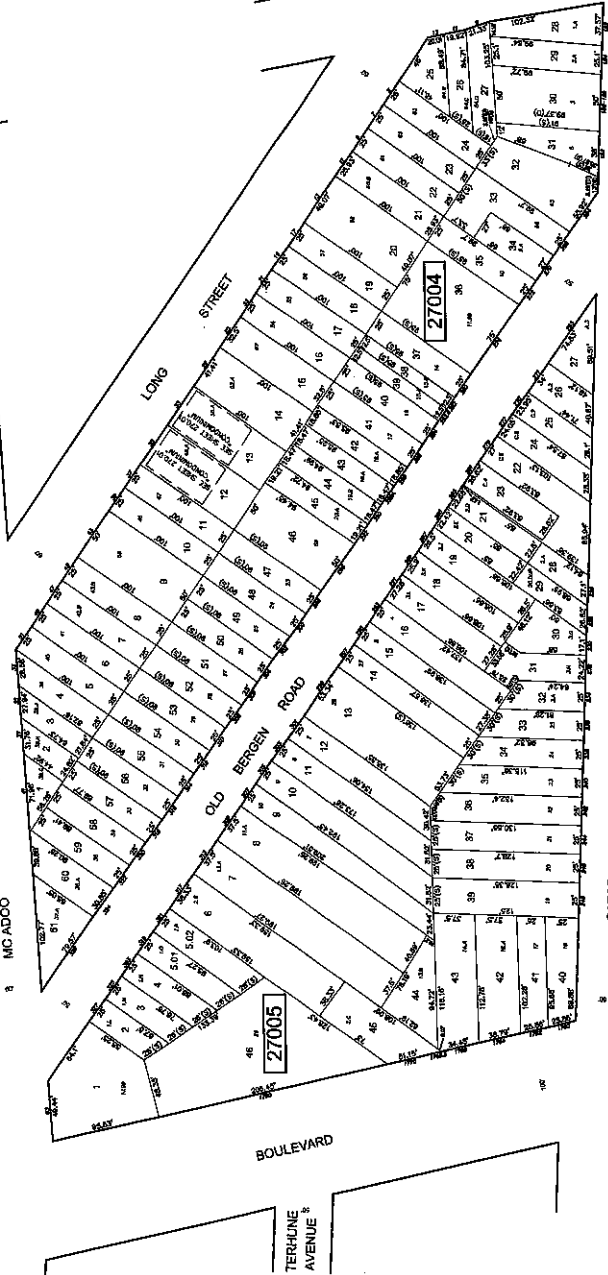
REVISIONS			
NO.	BY	DATE	DESCRIPTION
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92	W. J. MORRIS	10/1/00	INITIAL
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95	W. J. MORRIS	10/1/00	INITIAL
96	W. J. MORRIS	10/1/00	INITIAL
97	W. J. MORRIS	10/1/00	INITIAL
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99	W. J. MORRIS	10/1/00	INITIAL
100	W. J. MORRIS	10/1/00	INITIAL

SEE SHEET 264



SEE SHEET 255

SEE SHEET 271



SEE SHEET 269

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T.M.A. ASSOCIATES
11 TINDALL ROAD, MOORETOWN TOWNSHIP
NEW JERSEY, 07768
TO BEYOND CONTAINS AS OF JUNE 2004

SEE SHEET 282

SEE SHEET 281

ART - COMPACT 7913300 THE MAP HAS BEEN DRAWN USING STANDARD AREAS
DISTORTION/TERRAIN (CAUTION) AND COORDINATE GEOMETRY.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY DESIGNATING 379 COMMUNIPAW AVE,
TEAM WALKER AS REDEVELOPER FOR PROPERTY LOCATED IN THE
MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the Morris Canal 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 Agency wishes to designate 379 Communipaw Ave, Team Walker as redeveloper of the Property and commence the negotiation of a redevelopment agreement,

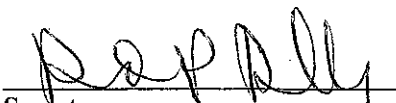
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. 379 Communipaw Ave, Team Walker, (Jerry Walker) is hereby designated as the Redeveloper of the Property, subject to the execution of a mutually acceptable redevelopment agreement by and between 379 Communipaw Ave, Team Walker 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 December 14, 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.

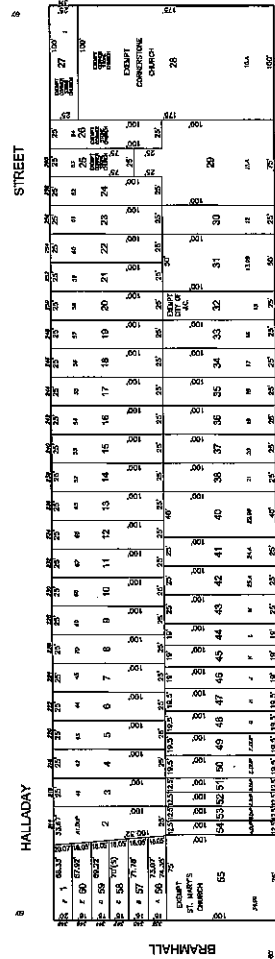
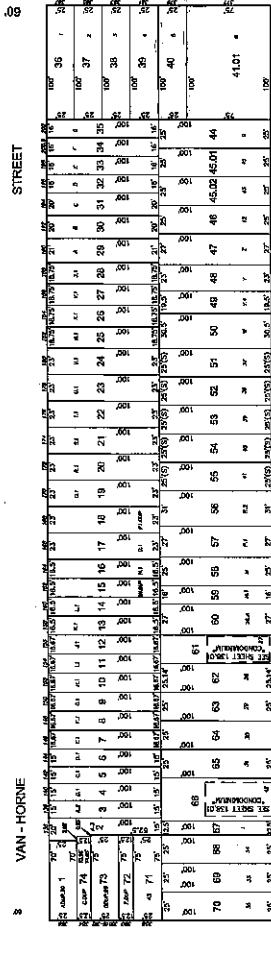
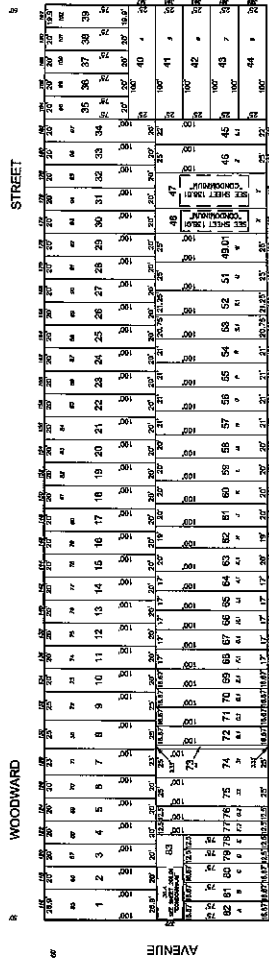

Secretary

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 August 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	✓			

DATE	BY	REVISIONS
08/27/11	CONRAD A. MORALLE	LOT 101
08/27/11	CONRAD A. MORALLE	LOT 102
08/27/11	CONRAD A. MORALLE	LOT 103
08/27/11	CONRAD A. MORALLE	LOT 104
08/27/11	CONRAD A. MORALLE	LOT 105
08/27/11	CONRAD A. MORALLE	LOT 106
08/27/11	CONRAD A. MORALLE	LOT 107
08/27/11	CONRAD A. MORALLE	LOT 108
08/27/11	CONRAD A. MORALLE	LOT 109
08/27/11	CONRAD A. MORALLE	LOT 110

SEE SHEET 189



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY DESIGNATING OPIS PARTNERS (OR AN ENTITY
TO BE FORMED BY THEM) AS REDEVELOPER FOR PROPERTY LOCATED
IN BLOCK 17505 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, Opis Partners (Una Fogarty) (hereinafter referred to as "Redeveloper") made a formal presentation to the Jersey City Redevelopment Agency for the development of the site with a six story, 20 unit rental apartment building to also include 2 affordable units, a bike room and associated parking; and

WHEREAS, the site is located at Block 17505, Lot 4 (325 Pine Street) and Lot 5 (323 Pine Street) within the Morris Canal Redevelopment Area (map attached); and

WHEREAS, the site is owned by 325 Pine Acquisition, LLC and 323 Pine Acquisition LLC which are wholly controlled and owned by Opis Partners; and

WHEREAS, Opis Partners has requested designation as the Redeveloper for this site; and

WHEREAS, staff has reviewed the application submitted and finds same acceptable; and

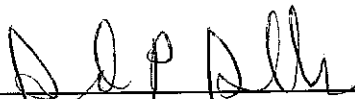
WHEREAS, the Redeveloper will comply with all requirements from a design and construction standpoint as indicated on the plan.

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

- 1) the above recitations are incorporated herein as if set forth at length;
- 2) Opis Partners (or an entity to be formed by them) is hereby designated Redeveloper for the development of property located at Block 17505, Lot 4 (325 Pine Street) and Lot 5 (323 Pine Street) in the Morris Canal Redevelopment Area.

- 3) The designation is contingent upon Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.
- 3) The designation granted herein is for a 120 day period to expire on December 31, 2016 during which time the developer will enter in contract negotiations with the Agency.
- 4) This period may be extended for a period of thirty (30) days if necessary at the sole discretion of the Agency's Executive Director.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate 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 August 16, 2016.

RECORD OF COMMISSIONERS VOTE				
<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	✓			

H:\WPDOCS\MP\Morris Canal\Opis Partners Fogarty\Opis Designation reso.wpd

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CHANGE ORDER NO. 3 TO CONTRACT NUMBER 15-01-BD1
WITH FLANAGAN'S CONTRACTING GROUP, INC. FOR THE
PHASE IV SITE IMPROVEMENTS AT BERRY LANE PARK
WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, in order to carry out the Phase IV - Site Improvements for the Berry Lane Park Project, the Jersey City Redevelopment Agency entered into Contract Number 15-01-BD1 on February 17, 2015 for \$7,035,616.00, as amended on January 19, 2016 for \$44,759.43 and March 15, 2016 for \$178,016.47 with Flanagan's Contracting Group, Inc. ("Flanagan"), and

WHEREAS, during the course of the work, unforeseen items were deemed necessary to be performed to complete the project; and

WHEREAS, Flanagan has submitted a request for a change order resulting in an increase for the additional work; and

WHEREAS, Agency staff and representatives from the Agency's Construction Manager, MAST Construction, and Engineer, Dresdner Robin Environmental Management, LLC have reviewed said request and have deemed it fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Change Order #3 to contract No.15-01-BD1 with Flanagan's Contracting Group, Inc. in the amount of \$151,595.53 is hereby authorized, resulting in a new contract amount of \$7,410,017.43.

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 August 16, 2016.

RECORD OF COMMISSIONERS VOTE				
<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	✓			

L:\AGENDA\MARCH-2016\Change Order #2.FLANAGAN.BLP phase IV blb.wpd

DRAFT

AIA® Document G701/CMA™ - 1992

Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address):
Jersey City Berry Lane Park Phase IV
Jersey City Redevelopment Agency 66
York Street, Third Floor Jersey City, NJ
07302

CHANGE ORDER NUMBER: 003
INITIATION DATE: March 4, 2016

OWNER: ☒
CONSTRUCTION MANAGER: ☒
ARCHITECT: ☐
CONTRACTOR: ☒
FIELD: ☐
OTHER: ☐

TO CONTRACTOR (Name and address):
Flanagan Contracting Group, Inc. 90 Old
Camplain Road Hillsboro, NJ 08844

PROJECT NUMBERS: 15 / 01BD1
CONTRACT DATE: Feb. 17, 2015
CONTRACT FOR: General
Construction

THE CONTRACT IS CHANGED AS FOLLOWS:

Resulting in unforeseen changes per the following PCO's that have exceeded the project allowances

PCO#99 Relocate Foul Poles with New Foundations \$12,729.73

PCO#100 Addition of Pitcher's Mound \$7,320.21

PCO#107 Addition of Wider Curb for Additional Vinyl Fence Install Along Existing Building on Berry Road, Raising of PSE&g Transformer Pad \$9,363.78

PCO#108 Added Work Needed to Secure Suspected Chromium Soil Area at Berry Road and Communipaw Ave. \$2,434.25

Change Order #3 AEL Invoice 20177 April 2016 \$1,167.68

Change Order #3 AEL Invoice 18833 September 2016 \$3,630.00

Change Order #3 Police Traffic Control from Jersey City Police, Invoice 70409 \$2,727.07

Change Order #3 Clean Earth Invoice 182712 \$450.00

Change Order #3 Clean Earth Invoice 182535 \$450.00

Change Order #3 Police Traffic Control from Jersey City Police, Invoice 62517 \$464.00

PCO#37 PSE&G Transformer Bollards (Revised PCO #37 \$6,760.10

PCO#37-A PSE&G Bollards OT Differential \$164.97

PCO#124 PSE&G Gasline Relocation \$4,016.06

PCO#125 Yellow Traffic Stripes \$81.65

PCO#127 Work Around Fence at Shed Curb \$15,503.85

PCO#129 Sidewalk Extension along Berry Road adjacent to Ideal \$6,499.87

PCO#130 Conduit for Fiber and Telecom \$4,504.26

PCO#131 PCB Pile to be applied to landform \$7,597.26

PCO#132 Amphitheatre Rosetta Stone Wall Underdrain Pipes \$3,137.03

PCO#133 Berry Lane ADA Ramps \$11,412.29

PCO#134 Additional Site Furniture Anchors \$1,206.45

PCO#135 Extra Time Assembling Picnic Tables \$2,573.98

PCO#136 Contaminated Material Disposal \$5,353.98

PCO#137 Berry Lane Bollard \$722.26

PCO#138 Saturday Supervision 12-12-2015 \$0.00

PCO#139 ADA Curb Ramps along Garfield Ave. \$16,135.91

PCO#141 Clean Earth Soil Disposal \$1,276.48

PCO#142 Mirafi Fabric 500X \$2,178.53

PCO#143 Sidewalk Triangles along Woodward St. \$1,622.55

PCO#144 Additional Landform Grading \$6,934.05

PCO#145 Additional Conduit for Security Camera \$733.40

PCO#146 Additional Conduit for Security Cameras Berry Lane \$2,852.33

PCO#147 Way Finding Signs Foundation \$6,461.34

PCO#148 Anti-Graffiti Coating to Northern Boat Walls \$2,233.62

PCO#149 Foul Pole Overtime Differential \$3,999.32

PCO#150 Cap Establishment Berry Lane \$8,013.91

PCO#151 Gaurini Conduit Repair \$5,120.30

PCO#152 Site 199 Delay Claim and Extra Cost to Complete \$13,507.25

PCO#153 DGA Pathway to Pavilion Area \$11,321.00

PCO#154 Berry Road Restriping \$891.00

PCO#155 8" Stripes \$162.00

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User Notes:

(1380150861)

PCO#156 Electrical Derating Issue \$2,731.69
 PCO#157 Exit/Emergency Lighting \$2,592.00
 PCO#158 Ideal Sidewalk Filler Caulking \$1047.83
 PCO#159 Securing of the Silo's openings \$5,959.02
 PCO#160 Re-handling of PCB soils for Clean Earth Container \$8,812.51
 PCO#161 Flag Pole Wiring \$2,272.91
 PCO#162 Citi Bike Pad \$4,811.45
 PCO#163 Directional Boring Conduit Repair \$8,633.64
 PCO#128 Credit for 6' High Chain Link Fence North of Shed on Berry Road per JCRA (\$3,180.90)
 Credit for molerock in place of DGA in bike path and sidewalks (\$20,000.00)
 Credit for pave through bike paths with no addition of concrete or cobbles (\$11,000.00)
 Credit for elimination of 3,940 SF of Colored Concrete at Tow Path and credit for elimination of 4,660 SE of Standard Concrete at Tow Path (\$50,000.00)
 Credit for uninstalled #8 wire (5,345'-2"L.F.) and #10 wire (4,594'-2"L.F.) (\$1,761.81)
 This final Change Order for the Berry Lane Park Project is to be considered inclusive of all final project cost associated with the added or deleted work specifically identified herein. By authorizing this final Change Order the General Contractor forfeits any rights associated with any time extensions or additional costs

The original Contract Sum was
 Net change by previously authorized Change Orders
 The Contract Sum prior to this Change Order was
 The Contract Sum will be increased by this Change Order in the amount of
 The new Contract Sum including this Change Order will be

\$	7,035,616.00
\$	178,016.47
\$	7,213,632.47
\$	144631.23
\$	7,358,263.70

The Contract Time will be unchanged by Zero (0) days.
 The date of Substantial Completion as of the date of this Change Order therefore is June 22, 2016.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive..

NOT VALID UNTIL SIGNED BY THE OWNER, CONSTRUCTION MANAGER, ARCHITECT AND CONTRACTOR.

MAST Construction Services, Inc.
CONSTRUCTION MANAGER (Firm name)
 96 E. Main Street Little Falls, NJ 07424
ADDRESS

BY (Signature)
 Paul Skabich
(Typed name) DATE:

Flanagan's Contracting Group, Inc.
CONTRACTOR (Firm name)
 90 Old Camplain Road Hillsborough, NJ 08844
ADDRESS

BY (Signature)
 Robert Flanagan Sr
(Typed name) DATE:

Dresdner Robin
ARCHITECT (Firm name)
 1 Evertrust Plaza Suite 901 Jersey City, NJ 07302
ADDRESS

BY (Signature)
(Typed name) DATE:

Jersey City Redevelopment Agency
OWNER (Firm name)
 66 York Street, 2nd Floor, Jersey City, NJ 07302
ADDRESS

BY (Signature)
 Benjamin Delisle
(Typed name) DATE:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF ABS BUILDERS, LLC / ALT INVESTMENTS AS DEVELOPER(S) FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, ABS Builders, LLC / ALT Investments (hereinafter referred to as "Developer") made a formal presentation to the Jersey City Redevelopment Agency for the acquisition and future development of property located within the Morris Canal Redevelopment Area; and

WHEREAS, by Resolution of the Board of Commissioners dated June 16, 2015, ABS Builders, LLC / ALT Investments was designated as Redeveloper for the site; and

WHEREAS, said designation was subsequently extended on December 15, 2015; and

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

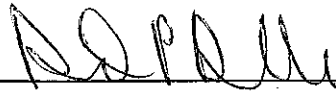
WHEREAS, Agency staff are recommending that the designation be affirmed and extended for ninety (90) days to expire on November 16, 2016 with the option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director.

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

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) the designation of ABS Builders, LLC / ALT Investments is hereby extended thru November 16, 2016; and

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

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


Secretary

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

RECORD OF COMMISSIONERS VOTE				
<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	✓			

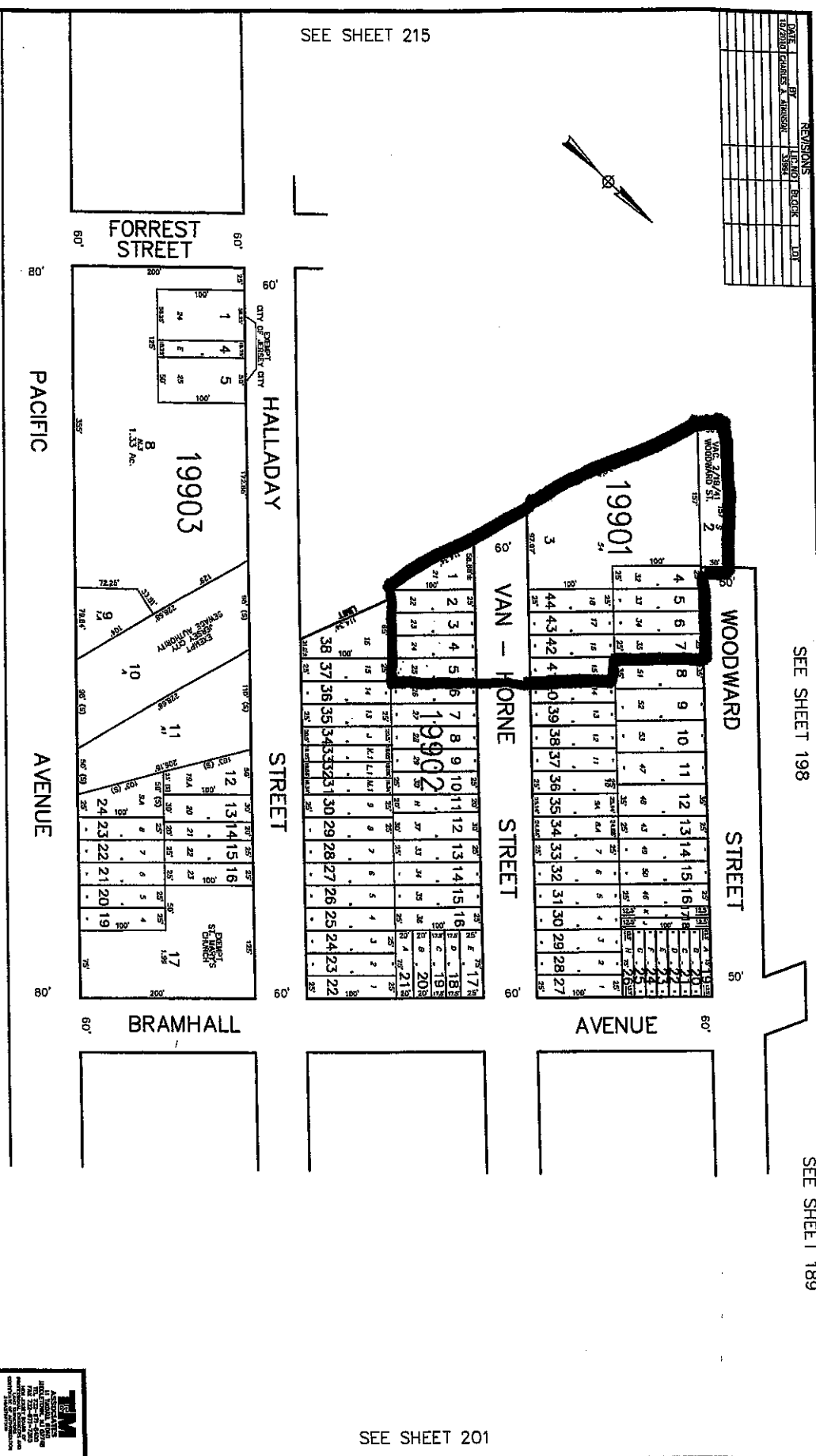
L:\AGENDA\AUGUST-2016\ABS Affirming and Extending Reso.wpd

DATE	BY	REVISIONS	LOT
10/20/00	CHERRY & ASSOCIATES	1.00 NOT BLOCK	100

SEE SHEET 198

SEE SHEET 189

SEE SHEET 215



SEE SHEET 215

SEE SHEET 202

TAX MAP
CITY OF JERSEY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50'
 AUGUST, 2006
RICHARD A. MORALE, P.E., P.L.S.
 11 THADDA ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748

TM
 TOWN MAP
 11 THADDA ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748
 908-666-1111
 WWW.TOWNMAP.COM

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE TRANSFER OF 524-530 OCEAN AVENUE and 75 BAYVIEW AVENUE FROM THE CITY TO THE AGENCY WITHIN THE OCEAN BAYVIEW 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 located at 524-530 Ocean Avenue and 75 Bayview Avenue; and

WHEREAS, 524-530 Ocean Avenue is located within the Ocean Bayview Redevelopment Area; and

WHEREAS, as authorized by the Board of Commissioners on July 19th, 2016, the Jersey City Redevelopment Agency entered into a Redevelopment Agreement by and between the Jersey City Redevelopment Agency and Terzetto NJ, LLC, in accordance with the Ocean Bayview Redevelopment Plan for 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 upon completion of the City's transfer of the property to the Jersey City Redevelopment Agency; and

WHEREAS, the conveyance of these parcels to the Agency will effectuate the conveyance of these parcels to Terzetto NJ, LLC, who will undertake a project to build Veteran's Affordable Housing with a minimum of 10% of the overall units for homeless Veterans and with the remaining 90% of the units maintaining an occupancy preference for Veterans; 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

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

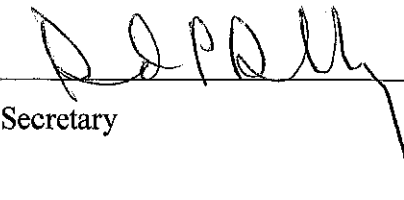
16-08-16

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 to convey these parcels to Terzetto NJ, LLC, is hereby approved.

Section 3. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to execute and deliver any and all documents, 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 August 16th, 2016.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF ALLIANCE CONSTRUCTION, LLC AS THE DEVELOPER FOR AGENCY OWNED PROPERTY LOCATED AT 25 CLINTON AVENUE IN THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, at its May 17, 2016 Board of Commissioners meeting, the Agency authorized the designation of Alliance Construction Group, LLC as Redeveloper of Agency owned property located at 25 Clinton Ave. (Block 18801, Lot 5); and

WHEREAS, Alliance Construction Group, LLC submitted a proposal and made a formal presentation to the Jersey City Redevelopment Agency to construct twenty four (24) residential units of approximately 800 sf. each; and

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

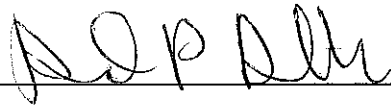
WHEREAS, the Redeveloper shall comply with all requirements from a design and construction standpoint as indicated within the Scatter Site Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff.

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

- 1) The recitations above are incorporated herein as if set forth in length.
- 2) The designation of Alliance Construction Group, LLC for Agency owned property located at 25 Clinton Ave. (Block 18801, Lot 5) within the Scatter Site Redevelopment Area is hereby extended for a sixty (60) day period from the date of this resolution and the Agency's

Executive Director may extend for an additional thirty (30) days in his sole discretion.

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

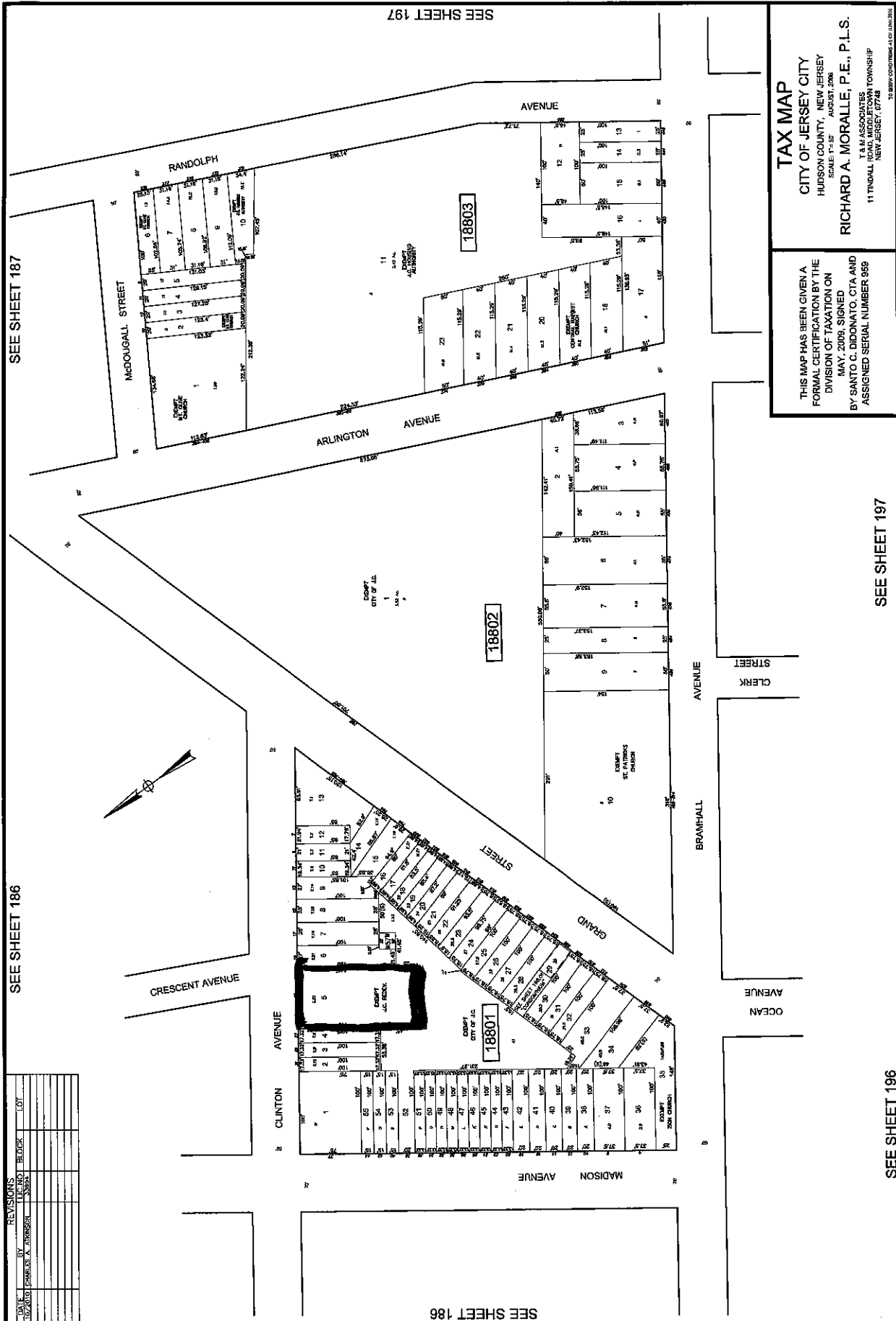


 Secretary

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

RECORD OF COMMISSIONERS VOTE				
<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	✓			

SEE SHEET 187



TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=50'
AUGUST, 2006

RICHARD A. MORALLE, P.E., P.L.S.
T.M. ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748

TO SHOW CHANGES AS OF JUNE 2005

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

SEE SHEET 197

SEE SHEET 196

GRAPH - COM#240A27973300 THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/DT) AND COORDINATE GEOMETRY.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CHANGE ORDER NO. 1 TO CONTRACT NUMBER 16-02-BD1 WITH
AWT ENVIRONMENTAL SERVICES, INC. FOR THE SITE
REMEDICATION AT OCEAN/DWIGHT WITHIN THE TURNKEY
REDEVELOPMENT AREA**

WHEREAS, in order to carry out the Site Remediation at 441-457 Ocean Ave and 79-81 Dwight Street, the Jersey City Redevelopment Agency awarded Contract Number 1602-BD1 on February 16, 2016 with AWT Environmental Services, Inc. ("AWT"), in the amount of \$464,282.80; and

WHEREAS, during the course of the work, unforeseen items were deemed necessary to be performed to complete the project; and

WHEREAS, AWT has submitted a request for a change order resulting in an increase for the additional work; and

WHEREAS, Agency staff has reviewed said request and have deemed it fair and reasonable.

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Change Order #1 to Contract No. 16-02-BD1 in the amount of \$101,810.39 resulting in a new contract amount of \$566,093.19 with AWT Environmental Services, Inc. for the Site Remediation of 441-457 Ocean Ave and 79-81 Dwight Street.

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


SECRETARY

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

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

CHANGE ORDER

G701

Distributed To:

- ☒ Owner ☐ Contractor
☐ Architect ☐ Subcontractor
☐ Field ☐ Other

PROJECT: Dwight/Ocean Site Remediation
Jersey City, NJ

CHANGE ORDER NO: 001

DATE: August 9, 2016

PROJECT NO: 14625

TO: Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, NJ 08871

CONTRACT DATE: March 11, 2016

CONTRACT FOR: Site Remediation

The contract is changed as follows:

#	COST	DESCRIPTION
1	2,200.00	Increase in Size of UST
2	18,371.90	Additional Excavation
3	2,400.00	Additional Sampling
4	16,080.00	Installation of Footers
5	-14,555.80	Decrease in Line Item 5.3
6	-17,268.40	Decrease in Line Item 5.4
7	-6,600.00	Decrease in Line Item 6.4
8	-4,094.62	Decrease in Line Item 6.4
9	43,275.34	Increase in Line Item 6.2
10	62,001.97	Increase in Line Item 6.3

101,810.39 TOTAL

The original Contract Sum was	\$	464,282.80
Net change by previously Change Orders	\$	
The Contract Sum prior to this Change Order was	\$	464,282.80
The Contract Sum will be increased by this Change Order in the amount of	\$	101,810.39
The new Contract Sum including this Change Order will be	\$	566,093.19
The Contract Time will be increased by	Fifteen (15) days.	
The date of Substantial Completion as of the date of this Change Order will be	August 31, 2016	

Accepted By:

AWT Environmental Services Inc.
CONTRACTOR

Jersey City Redevelopment Agency
OWNER

OTHER

By:

By:

By:

August 9, 2016

August 9, 2016

Date

Date

Date

CAUTION: You should sign an Original Document, on which this text appears in RED. An Original Document assures that changes will not be obscured.

Potential Out of Scope Items

Ocean Ave, Jersey City

- 1 Contract called for three (3) 500 gallon UST's. One tank was a 1,000 gallon tank that extended beneath the sidewalk. Cost would be **\$ 2200** for additional half day and sidewalk removal and restoration.
- 2 Excavation of AOC 04 increased in size (mainly depth). Required additional time of manpower and equipment. After our discussion I went back and looked at the contract. There is a line item for additional excavation @ \$ 36.07/cubic yard. The contract line item 6.2 for transportation and disposal of non-hazardous soil was 880 tons. Wriston indicated that they used a 1.5 conversion from tons to cubic yards, so the 880 tons would be 586.07 cubic yards. To date we disposed of 1644.01 tons based on that same conversion that would be 1096.01 cubic yards. $1096.01 - 586.07 = 509.34$ additional cubic yards @ 36.07/cubic yard that equates to **\$ 18,371.90**.
- 3 Overall offsite disposal of soils from AOC 04 increased 100%. Disposal facility required additional analysis of soils as they were received due to the increase in volume. **\$ 2400**
- 4 Lost day of production on 5/11/16 due to questions related to compaction approach by developer's geotechnical firm **No Charge**
- 5 Installation of footer on 82 Fulton Street. Building required footers to be installed to facilitate support installation. Condition could not be anticipated during bid process. **\$ 16,080.00**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
EXTENDING THE DESIGNATION OF MYNENI
PROPERTIES, LLC AS REDEVELOPER OF PROPERTY
LOCATED IN THE WATER STREET REDEVELOPMENT
AREA**

WHEREAS, at its meeting of August 15, 2015 the Board of Commissioners designated Myneni Properties, Inc. (Mr. Mohan Myneni) as Redeveloper of property in the Water Street Redevelopment Area; and

WHEREAS, said designation was subsequently extended on January 19, 2016 and April 19, 2016; and

WHEREAS, said designation was for Block 20403, Lot 2 a/k/a 11 Bennett Street; and

WHEREAS, the project will be developed in conjunction with Block 20403, Lot 1 and will contain a mixed use development of approximately 120 residential units and ground floor commercial; and

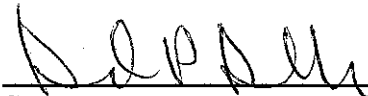
WHEREAS, Agency Counsel and Counsel for Myneni Properties have been working diligently on the terms to be incorporated into the Redevelopment Agreement; and

WHEREAS, Agency Counsel and staff deem it appropriate to extend the designation for a period of 120 days to expire on December 31, 2016 with an additional 30 day extension at the sole discretion of the Agency's Executive Director.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the designation of Myneni Properties, LLC for property located at Block 20403, Lot 2 be

and is hereby extended for 120 days to expire on December 31, 2016; and 3) the Executive Director is hereby authorized to extend the designation herein granted for an additional 30 day period.

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


Secretary

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

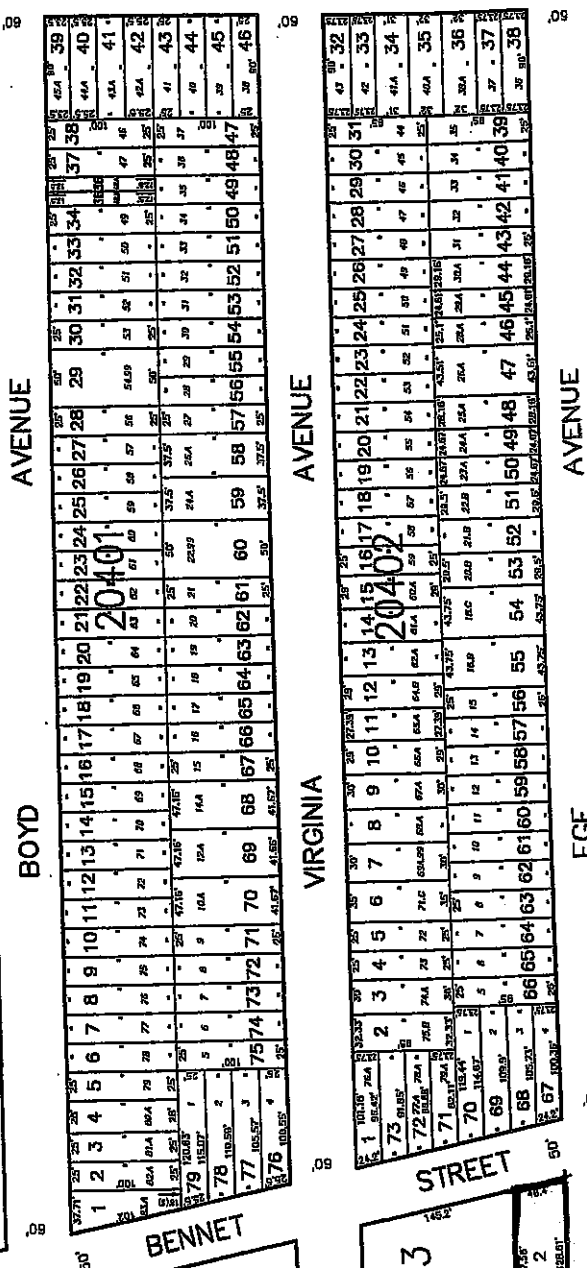
SEE SHEET 191



REVISIONS	BY	DATE

NEW JERSEY STATE HIGHWAY ROUTE No. 440

SEE SHEET 160



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



SEE SHEET 207

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
EMPLOYMENT CONTRACT BETWEEN THE AGENCY AND
DAVID P. DONNELLY AS EXECUTIVE
DIRECTOR/SECRETARY**

WHEREAS, the Jersey City Redevelopment Agency has the major role and responsibility for the attainment of housing and commercial and industrial development, rehabilitation and relocation for the City of Jersey City; and

WHEREAS, this special obligation requires and organization to function under Title N.J.S.A 40A:12A-1 et seq. with a special character and method of operating; and

WHEREAS, such an Agency requires stability and a strong measure of continuity in order to successfully achieve its purpose; and

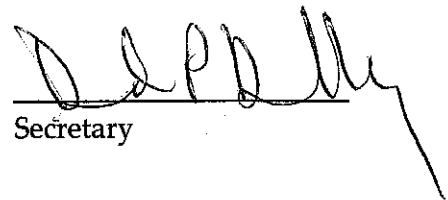
WHEREAS, it would be in the best interests of the Agency to enter into an employment contract with its Executive Director; and

WHEREAS, David P. Donnelly has acted as the Agency's Executive Director and Secretary since September 21, 2014; and

WHEREAS, the Agency is desirous of continuing with David P. Donnelly as its Executive Director/Secretary.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it enters into another Employment Contract with David P. Donnelly for services as Executive Director/Secretary.

BE IT FURTHER RESOLVED, that the Chairman and/or Vice Chair are hereby authorized to execute said Employment Contract with David P. Donnelly.


Secretary

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND
DIRECTORS AND OFFICERS LIABILITY COVERAGE**

WHEREAS, the Jersey City Redevelopment Agency is desirous of continuing to maintain Directors and Officers Liability Insurance coverage in the amount of \$10,000,000.00 and

WHEREAS, requests for proposals/quotations were sent out through the JCRA's insurance broker, Brown & Brown Metro, Inc.; and

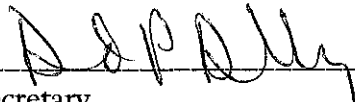
WHEREAS, the incumbent carrier, Ace American Insurance Company/Hiscox submitted a quote for coverage with a total limit of liability of \$10,000,000 with a deductible of \$10,000, including terrorism coverage.

WHEREAS, the cost for the policy will not exceed \$16,000.00

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

1. The Executive Director, Chairman, Vice Chairman and/or Secretary be and are hereby authorized to either a) renew the current coverage and policy for Directors and Officers Liability Insurance with Ace American Insurance Company/Hiscox or another carrier with coverages and limits of liability in amounts equal to those currently in effect.

2. The Executive Director is hereby authorized to pay the premium costs in an amount not to exceed \$16,000.00


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated August 16, 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 J. Verducci	✓			

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING
DAVID DONNELLY, CHRISTOPHER FIORE AND
SARAH GOLDFARB TO ATTEND THE
GOVERNOR'S CONFERENCE ON HOUSING
AND ECONOMIC DEVELOPMENT IN ATLANTIC
CITY ON SEPTEMBER 19 AND 20, 2016**

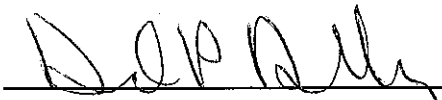
WHEREAS, the 2016 Governor's Conference on Housing and Economic Development will be held on September 19 and 20, 2016 at the Waterfront Conference Center at Harrah's; and

WHEREAS, David Donnelly, Executive Director, Christopher Fiore, Assistant Executive Director and Sarah Goldfarb, Director of Policy and Research have requested to attend the Governor's Conference; and

WHEREAS, the Executive Director is a speaker regarding Community Development & Revitalization and has approved both Mr. Fiore and Ms. Goldfarb's attendance; and

WHEREAS, the registration cost of the conference is \$199 per person and will also include overnight accommodations, meals, travel and therefore, a "per diem" will be issued to all parties.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves David Donnelly, Christopher Fiore and Sarah Goldfarb to attend the 2016 Governor's Conference on Housing and Economic Development on September 19 and 20, 2016.


Secretary

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

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

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

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

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


Secretary

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

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

Jersey City Redevelopment Agency

Cash Requirements Report

August Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
66 YORK STREET, LLC								
66 YORK STREET, LLC	8/16/2016	8/9/2016	SEPTEMBER, 2016	RENT FOR THE MONTH OF SEPT. 2016	\$9,616.09	\$0.00		\$9,616.09
66 YORK STREET, LLC	8/16/2016	8/9/2016	SEPT. RENT	MONTHLY OPERATING EXPENSES	\$172.14	\$0.00		\$172.14
66 YORK STREET, LLC	8/16/2016	8/9/2016	SEPT 2016	UTILITY PAYMT. @ 66 YORK	\$648.52	\$0.00		\$648.52
				Totals for 66 YORK STREET, LLC:	\$10,436.75	\$0.00		\$10,436.75
ABLE EQUIPMENT RENTAL								
ABLE EQUIPMENT RENTAL	8/16/2016	8/10/2016	VARIOUS INVOIC	EQUIPMENT RENTAL FOR 665 OCEAN A	\$7,232.40	\$0.00		\$7,232.40
				Totals for ABLE EQUIPMENT RENTAL:	\$7,232.40	\$0.00		\$7,232.40
ADMIRAL INSURANCE CO.								
ADMIRAL INSURANCE CO.	8/16/2016	8/9/2016	CA000011185-09	HELEN COVINGTON V. JCRA	\$630.00	\$0.00		\$630.00
				Totals for ADMIRAL INSURANCE CO.:	\$630.00	\$0.00		\$630.00
AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA								
AMERICAN BANKERS INSURANCE	8/16/2016	7/27/2016	AB00211830	FLOOD INSURANCE- 180 9th STREET	\$3,323.00	\$0.00		\$3,323.00
				Totals for AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA:	\$3,323.00	\$0.00		\$3,323.00
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	8/10/2016	8/10/2016	4056518	LEGAL SERVICES - 423 GRAND STREET	\$3,273.70	\$0.00		\$3,273.70
				Totals for ARCHER & GREINER, P.C.:	\$3,273.70	\$0.00		\$3,273.70
AWT ENVIRONMENTAL SERVICES, INC.								
AWT ENVIRONMENTAL SERVICES	8/16/2016	8/9/2016	03	ENVIRON. SVCS - DWIGHT/OCEAN SITE	\$231,391.65	\$0.00		\$231,391.65
				Totals for AWT ENVIRONMENTAL SERVICES, INC.:	\$231,391.65	\$0.00		\$231,391.65
BARBARA A. AMATO								
BARBARA A. AMATO	8/16/2016	8/9/2016	JULY 2016	REIMBURSEMENT FOR DENTAL EXPEN	\$1,500.00	\$0.00		\$1,500.00
				Totals for BARBARA A. AMATO:	\$1,500.00	\$0.00		\$1,500.00
BARNES CONTRACTOR CONSTRUCTION								
BARNES CONTRACTOR CONSTRUC	8/16/2016	8/9/2016	123	CUT GRASS & WEEDS - 429 PACIFIC ST	\$3,500.00	\$0.00		\$3,500.00
BARNES CONTRACTOR CONSTRUC	8/16/2016	8/9/2016	124	CUT GRASS WEED - 423 MLK DRIVE	\$3,500.00	\$0.00		\$3,500.00
BARNES CONTRACTOR CONSTRUC	8/16/2016	8/9/2016	125	CUT GRASS WEED REMOVE - 97-99 DWI	\$3,000.00	\$0.00		\$3,000.00
BARNES CONTRACTOR CONSTRUC	8/16/2016	8/9/2016	126	CUT GRASS WEED REMOVE - 97-99 DWI	\$1,500.00	\$0.00		\$1,500.00
BARNES CONTRACTOR CONSTRUC	8/16/2016	8/8/2016	127	CUT WEEDS & REMOVE - 268 VARICK S	\$3,500.00	\$0.00		\$3,500.00
BARNES CONTRACTOR CONSTRUC	8/16/2016	8/9/2016	128	CUT WEEDS REMOVE & DISPOSE ALL D	\$1,000.00	\$0.00		\$1,000.00
				Totals for BARNES CONTRACTOR CONSTRUCTION:	\$16,000.00	\$0.00		\$16,000.00
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	8/16/2016	8/10/2016	647-07.16	ENVIRONMENTAL DWIGHT - OCEAN	\$24,944.44	\$0.00		\$24,944.44
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$24,944.44	\$0.00		\$24,944.44
CENTRAL PARKING SYSTEM								
CENTRAL PARKING SYSTEM	8/16/2016	8/9/2016	SEPT. 2016	PARKING FOR 11 SPACES @ \$125.00	\$1,375.00	\$0.00		\$1,375.00

Jersey City Redevelopment Agency

Cash Requirements Report

August Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CHRISTOPHER FIORE				<i>Totals for CENTRAL PARKING SYSTEM:</i>				
CHRISTOPHER FIORE	8/16/2016	7/21/2016	SEPT. 18	GOVERNOR'S CONFERENCE	\$330.00	\$0.00		\$330.00
CHRISTOPHER FIORE	8/16/2016	8/16/2016	JULY TRAVEL EXP	TRAVEL EXPENSE FOR JULY, 2016	\$67.00	\$0.00		\$67.00
				<i>Totals for CHRISTOPHER FIORE:</i>	\$397.00	\$0.00		\$397.00
COMCAST								
COMCAST	8/16/2016	8/9/2016	AUGUST CHARGE	08/09/2016	\$251.90	\$0.00		\$251.90
				<i>Totals for COMCAST:</i>	\$251.90	\$0.00		\$251.90
CRYSTAL POINT CONDOMINIUM ASSOCIATI								
CRYSTAL POINT CONDOMINIUM A	8/16/2016	8/9/2016	SEPT. 2016	MONTHLY MAINTENANCE FEE	\$133.59	\$0.00		\$133.59
				<i>Totals for CRYSTAL POINT CONDOMINIUM ASSOCIATI:</i>	\$133.59	\$0.00		\$133.59
CUMMING CONSTRUCTION MANAGEMENT, INC.								
CUMMING CONSTRUCTION MANA	8/16/2016	8/12/2016	46754	CONSTRUCTION SERVICES - 665 OCEAN	\$20,452.00	\$0.00		\$20,452.00
				<i>Totals for CUMMING CONSTRUCTION MANAGEMENT, INC.:</i>	\$20,452.00	\$0.00		\$20,452.00
DAVID P. DONNELLY								
DAVID P. DONNELLY	8/16/2016	8/2/2016	102316	REIMBURSEMENT FOR FISCAL IMPACT I	\$83.41	\$0.00		\$83.41
DAVID P. DONNELLY	8/16/2016	8/2/2016	09/20/2016	PER DIEM 2 NIGHT - GOVERNOR'S CONF	\$330.00	\$0.00		\$330.00
DAVID P. DONNELLY	8/16/2016	8/16/2016	JULY TRAVEL EXP	SR. STAFF MEETING	\$146.80	\$0.00		\$146.80
				<i>Totals for DAVID P. DONNELLY:</i>	\$560.21	\$0.00		\$560.21
DAVISON EASTMAN & MUNOZ, P.A.								
DAVISON EASTMAN & MUNOZ, P.	8/16/2016	7/25/2016	336281	LEGAL SERVICES - BAYFRONT	\$2,709.50	\$0.00		\$2,709.50
DAVISON EASTMAN & MUNOZ, P.	8/16/2016	7/25/2016	336282	LEGAL SERVICES - BARNABAS HEALTH	\$2,520.00	\$0.00		\$2,520.00
				<i>Totals for DAVISON EASTMAN & MUNOZ, P.A.:</i>	\$5,229.50	\$0.00		\$5,229.50
DAVISON, EASTMAN & MUNOZ, PA								
DAVISON, EASTMAN & MUNOZ, PA	8/16/2016	8/9/2016	336723	LEGAL SERVICE - BARNABAS	\$1,149.10	\$0.00		\$1,149.10
DAVISON, EASTMAN & MUNOZ, PA	8/16/2016	8/9/2016	336722	LEGAL SERVICES -	\$1,254.97	\$0.00		\$1,254.97
				<i>Totals for DAVISON, EASTMAN & MUNOZ, PA:</i>	\$2,404.07	\$0.00		\$2,404.07
DIANA JEFFREY								
DIANA JEFFREY	8/16/2016	8/9/2016	MAY 2016	DENTAL REIMBURSEMENT	\$440.00	\$0.00		\$440.00
				<i>Totals for DIANA JEFFREY:</i>	\$440.00	\$0.00		\$440.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	8/16/2016	7/25/2016	1755	ENVIRON. SVCS FOR MILL CREEK	\$74,486.02	\$0.00		\$74,486.02
DRESDNER ROBIN ENVIRON MGM	8/16/2016	8/3/2016	01757	ENVIRONMENTAL SERVICES - BERRY L	\$16,885.25	\$0.00		\$16,885.25
DRESDNER ROBIN ENVIRON MGM	8/16/2016	8/3/2016	1756	ENVIRONMENTAL SERVICES - BERRY L	\$29,111.88	\$0.00		\$29,111.88
				<i>Totals for DRESDNER ROBIN ENVIRON MGMT:</i>	\$120,483.15	\$0.00		\$120,483.15

Jersey City Redevelopment Agency

Cash Requirements Report

August Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
FEDERAL EXPRESS								
FEDERAL EXPRESS	8/16/2016	8/11/2016	5-505-61972	OVERNIGHT DELIVERIES	\$33.35	\$0.00		\$33.35
				Totals for FEDERAL EXPRESS:	\$33.35	\$0.00		\$33.35
FLANAGAN CONTRACTING GROUP, INC.								
FLANAGAN CONTRACTING GROUP	8/16/2016	8/10/2016	17	BERRY LANE CONSTRUCTION - APPLIC	\$96,209.28	\$0.00		\$96,209.28
				Totals for FLANAGAN CONTRACTING GROUP, INC.:	\$96,209.28	\$0.00		\$96,209.28
FLORIO KENNY RAVAL, LLP								
FLORIO KENNY RAVAL, LLP	8/9/2016	8/9/2016	101397	LEGAL SERVICES - BAYONNE MUA	\$980.00	\$0.00		\$980.00
FLORIO KENNY RAVAL, LLP	8/16/2016	8/9/2016	101396	LEGAL SERVICES - BELOVED CHARTER	\$70.00	\$0.00		\$70.00
FLORIO KENNY RAVAL, LLP	8/16/2016	8/9/2016	101393	LEGAL SERVICES - 125 MONITOR	\$87.50	\$0.00		\$87.50
FLORIO KENNY RAVAL, LLP	8/16/2016	8/9/2016	101394	LEGAL SERVICES - 550 JOHNSTON AVE	\$402.50	\$0.00		\$402.50
FLORIO KENNY RAVAL, LLP	8/16/2016	8/9/2016	101398	LEGAL SERVICES - 21-25 CLINTON AVE	\$490.00	\$0.00		\$490.00
				Totals for FLORIO KENNY RAVAL, LLP:	\$2,030.00	\$0.00		\$2,030.00
FUSION CREATIVE								
FUSION CREATIVE	8/16/2016	8/9/2016	2812& 2815	WEBSITE REDESIGN	\$7,995.00	\$0.00		\$7,995.00
FUSION CREATIVE	8/16/2016	8/3/2016	2814	BERRY LANE CONSULTING	\$4,935.00	\$0.00		\$4,935.00
				Totals for FUSION CREATIVE:	\$12,930.00	\$0.00		\$12,930.00
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	8/10/2016	8/10/2016	35382	LEGAL SERVICES - 332 WHITON STREET	\$262.50	\$0.00		\$262.50
GLUCK WALRATH LLP	8/16/2016	8/10/2016	35380	LEGAL SERVICES - APR A	\$175.00	\$0.00		\$175.00
				Totals for GLUCK WALRATH LLP:	\$437.50	\$0.00		\$437.50
GOVERNOR'S HOUSING CONFERENCE								
GOVERNOR'S HOUSING CONFERENCE	8/16/2016	8/9/2016	09/19 & 9/20, 2016	REGISTRATION FOR CONFERENCE-CHRI	\$199.99	\$0.00		\$199.99
				Totals for GOVERNOR'S HOUSING CONFERENCE:	\$199.99	\$0.00		\$199.99
HOME DEPOT CREDIT SERVICES								
HOME DEPOT CREDIT SERVICES	8/16/2016	8/9/2016	603532537557328	CHARGES FOR MATERIALS FOR 665 OC	\$13,787.67	\$0.00		\$13,787.67
				Totals for HOME DEPOT CREDIT SERVICES:	\$13,787.67	\$0.00		\$13,787.67
HUDSON REPORTER ASSOC. LP								
HUDSON REPORTER ASSOC. LP	8/16/2016	8/10/2016	1695	LEGAL ADVERTISING	\$352.80	\$0.00		\$352.80
				Totals for HUDSON REPORTER ASSOC. LP:	\$352.80	\$0.00		\$352.80
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	8/16/2016	8/2/2016	41916	BETZ-CERC / HVAC SPRING/SUMMER S	\$5,465.00	\$0.00		\$5,465.00
				Totals for IN-LINE AIR CONDITIONING CO.:	\$5,465.00	\$0.00		\$5,465.00
J & B LANDSCAPE, INC.								
J & B LANDSCAPE, INC.	8/16/2016	8/1/2016	24918	MONTHLY MAINTENANCE - BETZ-CER	\$1,097.50	\$0.00		\$1,097.50

Jersey City Redevelopment Agency

Cash Requirements Report

August Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	8/16/2016	8/16/2016	665	OCEAN AVE WET & WATER METER WORK @ 665 OC	\$1,898.00	\$0.00		\$1,898.00
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$1,898.00	\$0.00		\$1,898.00
JM SORGE, INC.								
JM SORGE, INC.	8/16/2016	7/11/2016	32399	ENVIRONMENTAL SERVICES FOR 423 G	\$40,397.76	\$0.00		\$40,397.76
				Totals for JM SORGE, INC.:	\$40,397.76	\$0.00		\$40,397.76
JOHN TO GO								
JOHN TO GO	8/16/2016	8/10/2016	38571	MONTHLY RENTAL FEE FOR SITE TOI	\$614.28	\$0.00		\$614.28
				Totals for JOHN TO GO:	\$614.28	\$0.00		\$614.28
JOHNNY ON THE SPOT, LLC								
JOHNNY ON THE SPOT, LLC	8/16/2016	8/11/2016	183570	BERRY LANE PARK - 1000 GARFIELD AV	\$70.00	\$0.00		\$70.00
JOHNNY ON THE SPOT, LLC	8/16/2016	8/11/2016	195476	BERRY LANE PARK - 1000 GARFIELD AV	\$1,230.00	\$0.00		\$1,230.00
				Totals for JOHNNY ON THE SPOT, LLC:	\$1,300.00	\$0.00		\$1,300.00
JOHNSTON COMMUNICATIONS								
JOHNSTON COMMUNICATIONS	8/16/2016	8/10/2016	1	BERRY LANE PARK - CAMERAS	\$212,913.26	\$0.00		\$212,913.26
				Totals for JOHNSTON COMMUNICATIONS:	\$212,913.26	\$0.00		\$212,913.26
LERCH, VINCI & HIGGINS, LLP								
LERCH, VINCI & HIGGINS, LLP	8/16/2016	7/26/2016	28594	PREPARATION OF AN AGREED UPON P	\$3,500.00	\$0.00		\$3,500.00
				Totals for LERCH, VINCI & HIGGINS, LLP:	\$3,500.00	\$0.00		\$3,500.00
MAUREEN MORTOLA								
MAUREEN MORTOLA	8/16/2016	8/9/2016	5001576	REIMBURSEMENT FOR EYE GLASSES	\$100.00	\$0.00		\$100.00
				Totals for MAUREEN MORTOLA:	\$100.00	\$0.00		\$100.00
MCMANIMON AND SCOTLAND, LLC								
MCMANIMON AND SCOTLAND, L	8/16/2016	8/10/2016	141762	LEGAL SERVICES - JOURNAL SQUARE	\$332.50	\$0.00		\$332.50
				Totals for MCMANIMON AND SCOTLAND, LLC:	\$332.50	\$0.00		\$332.50
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	8/16/2016	8/10/2016	141763	LEGAL SERVICES - CHINA CONSTRUCTI	\$2,915.00	\$0.00		\$2,915.00
MCMANIMON, SCOTLAND & BAU	8/16/2016	8/10/2016	141764	LEGAL SERVICES - WEST CAMPUS	\$8,640.84	\$0.00		\$8,640.84
MCMANIMON, SCOTLAND & BAU	8/16/2016	8/10/2016	141648	LEGAL SERVICES - 900 GARFIELD - HAM	\$17,842.60	\$0.00		\$17,842.60
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$29,398.44	\$0.00		\$29,398.44
MCNALLY & KACZYNSKI								
MCNALLY & KACZYNSKI	8/16/2016	8/10/2016	122	LEGAL SERVICES - 233 NEWARK AVE	\$962.50	\$0.00		\$962.50
MCNALLY & KACZYNSKI	8/16/2016	8/9/2016	127	LEGAL SERVICES - KERRIGAN L.H. NOR	\$665.00	\$0.00		\$665.00
MCNALLY & KACZYNSKI	8/16/2016	8/9/2016	123	LEGAL SERVICES - BLACK BEAR	\$262.50	\$0.00		\$262.50

Jersey City Redevelopment Agency

Cash Requirements Report

August Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCNALLY & KACZYNSKI	8/16/2016	8/9/2016	125	LEGAL SERVICES - 665 OCEAN AVE	\$490.00	\$0.00		\$490.00
MCNALLY & KACZYNSKI	8/16/2016	8/9/2016	124	LEGAL SERVICES - 447 OCEAN AVE	\$402.50	\$0.00		\$402.50
MCNALLY & KACZYNSKI	8/16/2016	8/10/2016	113	LEGAL SERVICES - L.H.HOLDING	\$402.50	\$0.00		\$402.50
MCNALLY & KACZYNSKI	8/16/2016	8/10/2016	116	LEGAL SERVICE - 447 OCEAN AVE	\$1,085.00	\$0.00		\$1,085.00
MCNALLY & KACZYNSKI	8/16/2016	8/10/2016	112	LEGAL SERVICES - 308 WHITON STREET	\$35.00	\$0.00		\$35.00
MCNALLY & KACZYNSKI	8/16/2016	8/10/2016	115	LEGAL SERVICES - 215 COMMUNIPAW A	\$1,230.00	\$0.00		\$1,230.00
MCNALLY & KACZYNSKI	8/16/2016	8/9/2016	128	LEGAL SVCS - VETERENS HOUSING TE	\$227.50	\$0.00		\$227.50
MCNALLY & KACZYNSKI	8/16/2016	8/10/2016	114	LEGAL SERVICES - VETRANS HOUSING I	\$577.50	\$0.00		\$577.50
MCNALLY & KACZYNSKI	8/16/2016	8/10/2016	111	LEGAL SERVICES - 24 MONTICELLO AV	\$35.00	\$0.00		\$35.00
				Totals for MCNALLY & KACZYNSKI:	\$6,375.00	\$0.00		\$6,375.00
METLIFE								
METLIFE	9/9/2016	8/8/2016	LD. 03639	DEFERRED SALARY PER PAYROLL P/E 9	\$550.00	\$0.00		\$550.00
METLIFE	8/16/2016	8/2/2016	03639	DEFERRED SALARY PER ATTACHED P/	\$550.00	\$0.00		\$550.00
				Totals for METLIFE:	\$1,100.00	\$0.00		\$1,100.00
MODSPACE								
MODSPACE	8/16/2016	8/8/2016	501693911	BERRY LANE	\$569.50	\$0.00		\$569.50
				Totals for MODSPACE:	\$569.50	\$0.00		\$569.50
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	8/16/2016	8/9/2016	SEPT 2016	STORAGE SPACE AT DEY STREET	\$700.00	\$0.00		\$700.00
				Totals for MOISHE'S MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
NEW JERSEY ADVANCE MEDIA								
NEW JERSEY ADVANCE MEDIA	8/16/2016	8/9/2016	XJERS4747218	LEGAL ADVERTISING	\$193.85	\$0.00		\$193.85
				Totals for NEW JERSEY ADVANCE MEDIA:	\$193.85	\$0.00		\$193.85
NJ DIVISION OF MOTOR VEHICLES								
NJ DIVISION OF MOTOR VEHICLES	8/16/2016	8/16/2016	1J4GL48K34W22032	REGISTRATION FOR AGENCY JEEP	\$71.50	\$0.00		\$71.50
				Totals for NJ DIVISION OF MOTOR VEHICLES:	\$71.50	\$0.00		\$71.50
NORTHEASTERN HARDWARE CO. INC.								
NORTHEASTERN HARDWARE CO. I	8/16/2016	8/10/2016	221187	MATERIAL FOR 665 OCEAN	\$485.62	\$0.00		\$485.62
				Totals for NORTHEASTERN HARDWARE CO. INC.:	\$485.62	\$0.00		\$485.62
PETROCCI AGENCY, LLC								
PETROCCI AGENCY, LLC	8/16/2016	8/10/2016	09/02/2016 - 2017	LIAB. INSURANCE - 180 9TH STREET	\$28,709.00	\$0.00		\$28,709.00
PETROCCI AGENCY, LLC	8/16/2016	8/16/2016	CA000011185-10	VARIOUS ENDORSEMENTS	\$3,180.08	\$0.00		\$3,180.08
				Totals for PETROCCI AGENCY, LLC:	\$31,889.08	\$0.00		\$31,889.08
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	8/16/2016	8/9/2016	7235763418	GAS SERVICES FOR 292 MLK DRIVE	\$11.59	\$0.00		\$11.59
PUBLIC SERVICE ELECTRIC & GAS	8/16/2016	8/9/2016	7045141718	ELECTRIC FOR 407 OCEAN AVE	\$58.34	\$0.00		\$58.34
PUBLIC SERVICE ELECTRIC & GAS	8/16/2016	8/10/2016	7277498208	ELECTRIC SERVICES - 152 MLK DRIVE	\$326.18	\$0.00		\$326.18

Jersey City Redevelopment Agency

Cash Requirements Report

August Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PUBLIC SERVICE ELECTRIC & GAS	8/16/2016	8/10/2016	7045564600	ELECTRIC SERVICES - 407 OCEAN AVE	\$77.21	\$0.00		\$77.21
PUBLIC SERVICE ELECTRIC & GAS	8/16/2016	8/10/2016	7045141904	ELECTRIC SERVICES - 407 OCEAN AVE	\$4.86	\$0.00		\$4.86
PUBLIC SERVICE ELECTRIC & GAS	8/16/2016	8/10/2016	7045516118	ELECTRIC SERVICES FOR 405 OCEAN A	\$37.23	\$0.00		\$37.23
PUBLIC SERVICE ELECTRIC & GAS	8/16/2016	8/10/2016	7045565100	ELECTRIC SERVICE FOR 405 OCEAN AV	\$81.39	\$0.00		\$81.39
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$596.80	\$0.00		\$596.80
RENT-A-FENCE, INC.								
RENT-A-FENCE, INC.	8/16/2016	7/29/2016	0015726-IN	BERRY LANE PARK - INSTALLED 5 POS	\$600.00	\$0.00		\$600.00
				Totals for RENT-A-FENCE, INC.:	\$600.00	\$0.00		\$600.00
ROYAL PRINTING SERVICE								
ROYAL PRINTING SERVICE	8/16/2016	8/16/2016	135292	PRINTING BUSINESS CARDS- D. DONNEL	\$85.00	\$0.00		\$85.00
				Totals for ROYAL PRINTING SERVICE:	\$85.00	\$0.00		\$85.00
SAL ELECTRIC COMPANY, INC.								
SAL ELECTRIC COMPANY, INC.	8/16/2016	8/11/2016	16-3106	ELECTRIC WORK & LABOR	\$62,498.98	\$0.00		\$62,498.98
SAL ELECTRIC COMPANY, INC.	8/16/2016	8/9/2016	16-2934	ELECTRIC WORK LABOR & PARTS	\$132,852.50	\$0.00		\$132,852.50
				Totals for SAL ELECTRIC COMPANY, INC.:	\$195,351.48	\$0.00		\$195,351.48
SARAH GOLDFARB								
SARAH GOLDFARB	8/16/2016	8/2/2016	JULY 22, 2016	CONFERENCE IN DC ON 7/22/2016	\$101.62	\$0.00		\$101.62
SARAH GOLDFARB	8/16/2016	8/2/2016	SEPT. 2016	GOVERNOR'S CONFERENCE	\$330.00	\$0.00		\$330.00
				Totals for SARAH GOLDFARB:	\$431.62	\$0.00		\$431.62
SEDITA, CAMPISANO & CAMPISANO, LLC								
SEDITA, CAMPISANO & CAMPISANO	8/16/2016	8/3/2016	6906	LEGAL SERVICES - BERRY LANE PARK	\$1,680.00	\$0.00		\$1,680.00
SEDITA, CAMPISANO & CAMPISANO	8/16/2016	7/26/2016	6969	LEGAL SERVICES - J.C. MACELROY, INC	\$1,225.00	\$0.00		\$1,225.00
				Totals for SEDITA, CAMPISANO & CAMPISANO, LLC:	\$2,905.00	\$0.00		\$2,905.00
T&M ASSOCIATES								
T&M ASSOCIATES	8/16/2016	8/3/2016	17 (DAF303922)	ENVIRONMENTAL SERVICES - 900 GARF	\$900.87	\$0.00		\$900.87
				Totals for T&M ASSOCIATES:	\$900.87	\$0.00		\$900.87
THE EVENING JOURNAL ASSOCIATIO								
THE EVENING JOURNAL ASSOCIAT	8/16/2016	8/9/2016	1147810	ARTICLES FOR THE MONTH OF JULY 2	\$203.97	\$0.00		\$203.97
				Totals for THE EVENING JOURNAL ASSOCIATIO:	\$203.97	\$0.00		\$203.97
TREASURER-STATE OF NEW JERSEY								
TREASURER-STATE OF NEW JERS	8/16/2016	8/10/2016	161042160	DEP OVERSIGHT BILL - BERRY LANE P	\$11,695.00	\$0.00		\$11,695.00
				Totals for TREASURER-STATE OF NEW JERSEY:	\$11,695.00	\$0.00		\$11,695.00
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	8/16/2016	8/9/2016	956560	WATER - COOLER RENTAL	\$38.30	\$0.00		\$38.30
				Totals for TWIN ROCKS SPRING WATER:	\$38.30	\$0.00		\$38.30

Jersey City Redevelopment Agency

Cash Requirements Report

August Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
VALUE RESEARCH GROUP, LLC								
VALUE RESEARCH GROUP, LLC	8/16/2016	8/1/2016	17749	APPRAISAL FOR 332 WHITON ATREET	\$2,000.00	\$0.00		\$2,000.00
VALUE RESEARCH GROUP, LLC	8/16/2016	8/1/2016	17751	APPRAISAL FOR 404 PALISADES AVE	\$1,750.00	\$0.00		\$1,750.00
VALUE RESEARCH GROUP, LLC	8/16/2016	8/1/2016	17750	APPRAISAL SERVICES - 142 BOYD AVE	\$3,750.00	\$0.00		\$3,750.00
VALUE RESEARCH GROUP, LLC	8/16/2016	8/1/2016	17752	APPRAISAL SERVICES - 80 BOWERS STR	\$1,750.00	\$0.00		\$1,750.00
				Totals for VALUE RESEARCH GROUP, LLC:	\$9,250.00	\$0.00		\$9,250.00
VERIZON								
VERIZON	8/16/2016	8/9/2016	9769295064	BLACKBERRY'S	\$315.47	\$0.00		\$315.47
				Totals for VERIZON:	\$315.47	\$0.00		\$315.47
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	8/16/2016	8/9/2016	136071710	OFFICE SUPPLIES	\$128.51	\$0.00		\$128.51
				Totals for W. B. MASON CO., INC.:	\$128.51	\$0.00		\$128.51
				GRAND TOTALS:	\$1,137,342.26	\$0.00		\$1,137,342.26

Jersey City Redevelopment Agency

Cash Requirements Report

August Board Meeting

- Report name: New Cash Requirements Report
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include all due dates
- Include all Post Statutes
- Include all Invoices
- Include all Vendors
- Include all Banks
- Include all Invoice Attributes
- Include all Vendor Attributes

Run date: 07/27/2016 @ 09:24
Bus date: 07/26/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

-----| Selection Page |-----
Reference.....: B - Vendor number
Reference value: *All*
Vendor.....: *All*
Stage.....: 30 - Invoice to 30 - Invoice
Change date....: *All*
Stage date.....: *All*
Print zero.....: Do not print zero amounts
Account Mask...: AXX XXX.XX

Run date: 07/27/2016 @ 09:24
Bus date: 07/26/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 660.01 - Liability Insurance				
147	ANTHONY PETROCCI AGENCY			
	20716 3 MONTH RENEWAL 08/10/16-11/10	147 ANTHONY PETROCCI AGENCY		
		1	Inv	1,706.00
	147 ANTHONY PETROCCI AGENCY	*** Vendor total ***		1,706.00
A10 660.01 - Liability Insurance				
		*** Account total ***		1,706.00
A20 610.08 - Grant - Other Expenses				
1029	PINNACLE DEVELOPMENT			
	20717 REHABILITATION OF 665 OCEAN AV	1029 PINNACLE DEVELOPMENT		
		1	Inv	49,592.06
	1029 PINNACLE DEVELOPMENT	*** Vendor total ***		49,592.06
A20 610.08 - Grant - Other Expenses				
		*** Account total ***		49,592.06
* Report total *				*** Total ***
				51,298.06

Run date: 07/21/2016 @ 09:44

Bus date: 07/21/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

-----| Selection Page |-----
Reference.....: B - Vendor number
Reference value: *All*
Vendor.....: *All*
Stage.....: 30 - Invoice to 30 - Invoice
Change date....: *All*
Stage date.....: *All*
Print zero.....: Do not print zero amounts
Account Mask....: AXX XXX.XX

Run date: 07/21/2016 @ 09:44
Bus date: 07/21/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses				
	1029 PINNACLE DEVELOPMENT			
	20715 REHABILITATION OF 665 OCEAN AV	1029 PINNACLE DEVELOPMENT		
		1		
	1029 PINNACLE DEVELOPMENT		Inv	72,356.48
		*** Vendor total ***		72,356.48
A20 610.08 - Grant - Other Expenses		*** Account total ***		72,356.48
* Report total *		*** Total ***		72,356.48

Run date: 08/10/2016 @ 09:16
Bus date: 08/10/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

-----| Selection Page |-----
Reference.....: B - Vendor number
Reference value: *All*
Vendor.....: *All*
Stage.....: 30 - Invoice to 30 - Invoice
Change date....: *All*
Stage date.....: *All*
Print zero.....: Do not print zero amounts
Account Mask...: AXX XXX.XX

Run date: 08/10/2016 @ 09:16
Bus date: 08/10/2016

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses				
	1029 PINNACLE DEVELOPMENT			
	20718 REHABILITATION OF 665 OCEAN AV	1029 PINNACLE DEVELOPMENT		
		1	Inv	73,457.21
	1029 PINNACLE DEVELOPMENT	*** Vendor total ***		73,457.21
A20 610.08 - Grant - Other Expenses		*** Account total ***		73,457.21
* Report total *		*** Total ***		73,457.21

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

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated August 16, 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 ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 142 BOYD AVENUE (BLOCK 20502, LOT 58) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN

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

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

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

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

WHEREAS, the property located at 142 Boyd Avenue and identified on the City's official tax map as Block 20502, Lot 58 (the "Property") has been placed upon the City's abandoned property list; and

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

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

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

WHEREAS, the APRA establishes a valuation process for abandoned properties wherein the reasonable costs to rehabilitate the abandoned property are deducted from the market value of the property (once rehabilitated), with the fair market value of the abandoned property being the difference between the market value of the property (once rehabilitated) and the rehabilitation costs; and

WHEREAS, the APRA further provides that if this process results in a "negative value" (i.e. if the rehabilitation costs exceed the market value of the rehabilitated property), then fair market value of the abandoned property shall be zero and no compensation shall be due for the taking of the property through condemnation; and

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

WHEREAS, VRG has issued an appraisal report determining that the Property has a negative value under the APRA valuation process; and

WHEREAS, the JCRA has made a policy determination that whenever an abandoned property is determined to have a negative value, the JCRA will offer a nominal uniform amount of \$5,000.00 to acquire such property through negotiated purchase or eminent domain.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Agency to acquire the Property through negotiated purchase or eminent domain for the sum of \$5,000.00 and to sign any and all documents necessary to consummate the acquisition of the Property, subject to the review and approval of such documents as to form by the Agency's General Counsel.

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 August 16, 2016.


SECRETARY

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO THE
REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT, LLC
FOR BLOCK 17502, LOTS 1-12 LOCATED WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

WHEREAS, Ash Urban Development, LLC is the Agency's designated Redeveloper under a Redevelopment Agreement dated December 24, 2014 for the construction of a new six story residential building with eighty-four (84) units, and approximately seventy-four (74) parking spaces to be constructed on Block 17502 (map attached) within the Morris Canal Redevelopment Area; and

WHEREAS, on March 30, 2015, the Agency and the Redeveloper entered into a First Amendment extending the environmental due diligence period to two hundred ten (210) days from the Effective Date of the RDA with an additional sixty (60) days extension option; and

WHEREAS, on October 20, 2015, the Agency approved a Second Amendment to extend the time line for environmental due diligence in Schedule C; and

WHEREAS, in April, 2016, pursuant to Section 12.01 of the Redevelopment Agreement, the Redeveloper submitted its application for site plan approval to the Agency for review prior to seeking Preliminary and Final Site Plan approval from the Planning Board; and

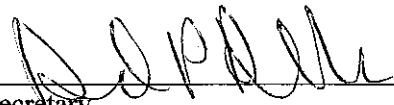
WHEREAS, the application for site plan approval modified the number of units from eighty four (84) to ninety three (93) and parking spaces from seventy four (74) to sixty five (65) to which the Agency gave its consent, and subsequent thereto at the hearing on May 10, 2016 the Redeveloper obtained approval from the Planning Board, memorialized on June 14, 2016; and

WHEREAS, the Redeveloper has submitted a request to the Agency for an amendment to reflect the revised Schedule B, Project Description for the Redevelopment Agreement in order to make it be consistent with final approval granted by the Planning Board on June 14, 2016 and to reflect the Agency's consent thereto; and

WHEREAS, the revised Schedule B, Project Description for the Redevelopment Agreement modifies the number of units from eighty four (84) to ninety three (93) and parking spaces from seventy four (74) to sixty five (65), which are the amounts approved by the Planning Board.

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

1. The above mentioned recitals are incorporated herein as if set forth at length;
2. Authorization be and is hereby given to execute a Third Amendment to the Redevelopment Agreement executed between the Agency and Ash Urban Development LLC for the purposes set forth above in such form and such content as is acceptable and approved by the Agency's Executive Director and Agency Counsel.
3. The Chairman, Vice Chairman and/or Secretary be and are hereby authorized to execute any and all documents required in connection with this Resolution.



 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 August 16 2015.

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 J. Verducci	✓			