

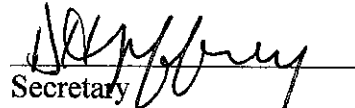
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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

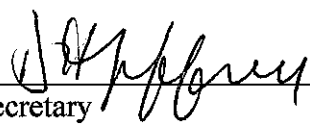
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated September 17, 2018.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED AUGUST 21, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated August 21, 2018 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 September 21, 2018.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING AUGUST 21, 2018**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of **August 21, 2018** ; and

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

2) contract negotiations

3) and personnel took

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 August 21, 2018 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 21, 2018

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF 8 AETNA STREET, LLC AS REDEVELOPER
OF CERTAIN PROPERTY LOCATED IN BLOCK 15801 IN THE
GRAND JERSEY REDEVELOPMENT AREA**

WHEREAS, the Agency is an instrumentality of the City of Jersey City (the “City”) with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Grand Jersey Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Grand Jersey Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, certain properties identified on the City’s tax maps as Block 15801, Lots 67, 68, 69 and 70 (collectively, the “**Property**”) are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on September 19, 2017, the Agency designated 8 Aetna, LLC (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.


 DIANA H. JEFFREY, SECRETARY

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE EXECUTION OF AN ESCROW AGREEMENT WITH M&M
REALTY PARTNERS, LLC WITH RESPECT TO CERTAIN
PROPERTY WITHIN THE HACKENSACK RIVER EDGE
REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

WHEREAS, pursuant to the Redevelopment Law, the City of Jersey City (the “**City**”) designated certain parcels known as the Hackensack River Edge Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted the Hackensack River Edge Redevelopment Plan (the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, on December 19, 2017, by Resolution No. 17-12-7, the Jersey City Redevelopment Agency (the “**Agency**”) designated M&M Realty Partners, LLC (“**M&M**”) as redeveloper of that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 11702, Lots 4 and 5 and Block 11706, Lots 1 and 2 (collectively, the “**Property**”), which designation was extended by the Agency on June 19, 2018 by Resolution No. 18-06-11; and

WHEREAS, the Agency and M&M intend to pursue pre-development activities including the negotiation and preparation of a redevelopment agreement and other related actions (the “**Pre-Development Activities**”) with respect to the redevelopment of the Property; and

WHEREAS, M&M recognizes that the Agency will incur costs and expenses in pursuing the Pre-Development Activities, and M&M is willing to defray such costs and expenses, with no assurance of a particular result for M&M from the Agency; and

WHEREAS, the Agency wishes to enter into an escrow agreement with M&M (the “**Escrow Agreement**”) in order to set forth the terms and conditions of the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency’s costs and expenses incurred in facilitating the redevelopment of the Property; and

WHEREAS, the Agency desires to approve and authorize the execution of the Escrow Agreement,

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

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

Section 2. The Executive Director is hereby authorized and directed to negotiate an Escrow Agreement with M&M, in consultation with counsel.

Section 3. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the Escrow Agreement and all other necessary documents in connection therewith, and to undertake all actions necessary to effectuate the Escrow Agreement and this Resolution.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on September 17, 2018.


 DIANA H. JEFFREY, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
COOPERATION AGREEMENT WITH THE CITY OF JERSEY
CITY WITH RESPECT TO 347-349 MARTIN LUTHER KING
DRIVE AND 351-355 MARTIN LUTHER KING DRIVE WITHIN
THE JACKSON HILL REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

WHEREAS, pursuant to the Redevelopment Law, the City of Jersey City (the "**City**") designated certain parcels known as the Jackson Hill Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment and adopted the Jackson Hill Redevelopment Plan (the "**Redevelopment Plan**") in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") owns those certain properties identified on the official tax maps of the City as Block 22502, Lots 36-37 and commonly known as 347-349 Martin Luther King Drive and 351-355 Martin Luther King Drive (collectively, the "**Property**"), which Property is within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, the City and the Agency wish to work collaboratively in order to improve the Property so that it may be used for pop-up markets and other activities for the benefit of the residents of the Redevelopment Area and the City as a whole; and

WHEREAS, the City and the Agency wish to enter into a cooperation agreement (the "**Cooperation Agreement**") in order to set forth the respective roles and responsibilities of the parties with respect to this collaborative effort,

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

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

Section 2. The Executive Director is hereby authorized and directed to negotiate a Cooperation Agreement with the City, in consultation with counsel.

Section 3. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the Cooperation Agreement and all other necessary documents in connection therewith, and to undertake all actions necessary to effectuate the Cooperation Agreement and this Resolution.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on September 17, 2018.

D. H. Jeffrey
 DIANA H. JEFFREY, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

SEE SHEET 224

CLAREMONT AVENUE

ORIENT AVENUE

MORTON PLACE

BERGEN

BRUNNEN

CLAREMONT AVENUE

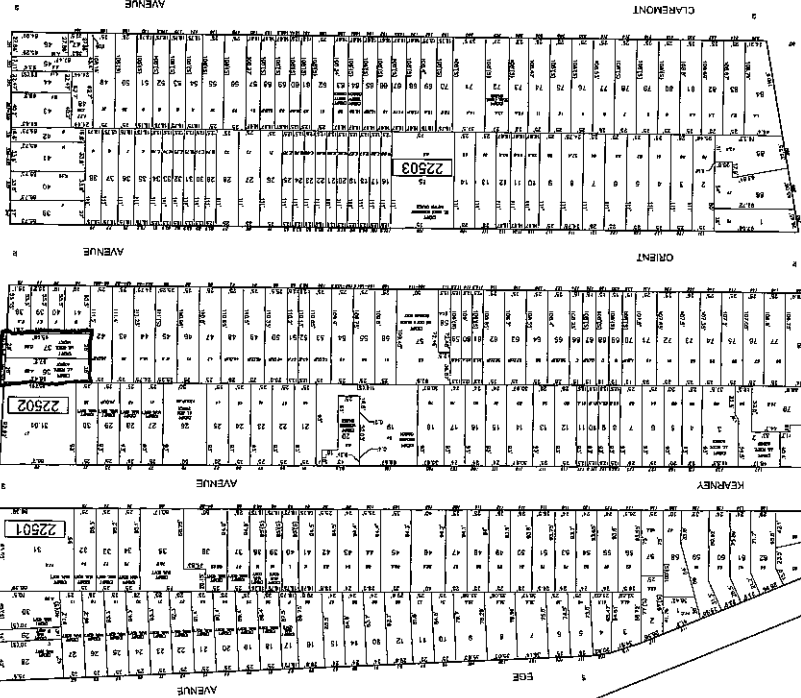
ORIENT AVENUE

HEARNEY AVENUE

EGE AVENUE

SEE SHEET 211

SEE SHEET 231



THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
MAY, 2005, SIGNED
BY SANTI C. DIOPOLATO, C.T.A. AND
ASSIGNED SERIAL NUMBER 959

TAX MAP
CITY OF JERSEY CITY
Hudson County, New Jersey
Scale: 1" = 50' AUGUST 1998
F & M ASSOCIATES
11 TINDAL ROAD, WILMINGTON, DE 19804
NEW JERSEY, 07102

225

SEE SHEET 226

SEE SHEET 212

225

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE NEGOTIATION AND EXECUTION OF A REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH SGCM, LLC WITH RESPECT TO PROPERTY COMMONLY KNOWN AS 152 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

WHEREAS, pursuant to the Redevelopment Law, the City of Jersey City (the "**City**") designated certain parcels known as the Jackson Hill Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment and adopted the Jackson Hill Redevelopment Plan (the "**Redevelopment Plan**") in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") owns that certain property identified on the official tax maps of the City as Block 25101, Lot 51 and commonly known as 152 Martin Luther King Drive (the "**Property**"), which Property is within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, in furtherance of the Redevelopment Plan, the Agency wishes to negotiate a redevelopment agreement (the "**Redevelopment Agreement**") with SGCM, LLC (the "**Redeveloper**"), as well as a purchase and sale agreement (the "**Purchase and Sale Agreement**") with respect to the transfer of the Property to Redeveloper for no less than \$225,000.00,

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

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

Section 2. The Executive Director is hereby authorized and directed to negotiate the Redevelopment Agreement and the Purchase and Sale Agreement with SGCM, LLC, in consultation with counsel. The Purchase and Sale Agreement shall contain a sale price of no less than \$225,000.00.

Section 3. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the Redevelopment Agreement and the Purchase and Sale Agreement and all other necessary

documents in connection therewith, and to undertake all actions necessary to effectuate the Redevelopment Agreement, the Purchase and Sale Agreement, and this Resolution.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on September 17, 2018.


 DIANA H. JEFFREY, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

REVISIONS				
DATE	BY	REVISION	BLOCK	LOT
10/2/2010	CHARLES A. ANGELO	33994		

SEE SHEET 250



VAN CLEEF ST.

STEGMAN

STREET

SEE SHEET 249

DR. MARTIN LUTHER KING DR.

25101

DWIGHT

STREET

VAN CLEEF ST.

SEE SHEET 258

SEE SHEET 256

SEE SHEET 257

NYN - COA#1502787-3300

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 958

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
I & M ASSOCIATES
19 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A REDEVELOPMENT AGREEMENT
WITH DESIGNATED REDEVELOPER EXETER THOMAS
MCGOVERN LAND URBAN RENEWAL LLC FOR
PROPERTY WITHIN THE LIBERTY HARBOR
REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et seq., as amended and supplemented ("LRHL"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private Redeveloper; and

WHEREAS, pursuant to the LRHL, the Jersey City Redevelopment Agency ("JCRA") is established as an instrumentality of the City of Jersey City (the "City"), with the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, on August 21, 2018, the JCRA conditionally designated Exeter Thomas McGovern Land Urban Renewal, LLC (the "Redeveloper") as redeveloper for the development of property located at Block 21508, Lot 2, commonly known by the street address of 295 McGovern Drive (the "Property"), subject to the conditions contained in JCRA Resolution No. 18-08-14; and

WHEREAS, the Property is located within the Liberty Harbor Redevelopment Area and is accordingly subject to the Liberty Harbor Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, the Redeveloper has made an application to the JCRA to enter into a Redevelopment Agreement relative to the Property for the construction of a 95,808 square foot industrial building with ancillary office space (the "Project"); and

WHEREAS, the JCRA and the Redeveloper have engaged in negotiations and the JCRA has determined that the Project achieves the objectives of the Redevelopment Plan, and it is therefore in the JCRA's best interests to enter into a Redevelopment Agreement (the "Redevelopment Agreement") with the Redeveloper for the Project; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the JCRA and Redeveloper wish to enter into a Redevelopment Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment of the Property pursuant to the requirements of the Redevelopment Plan.

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

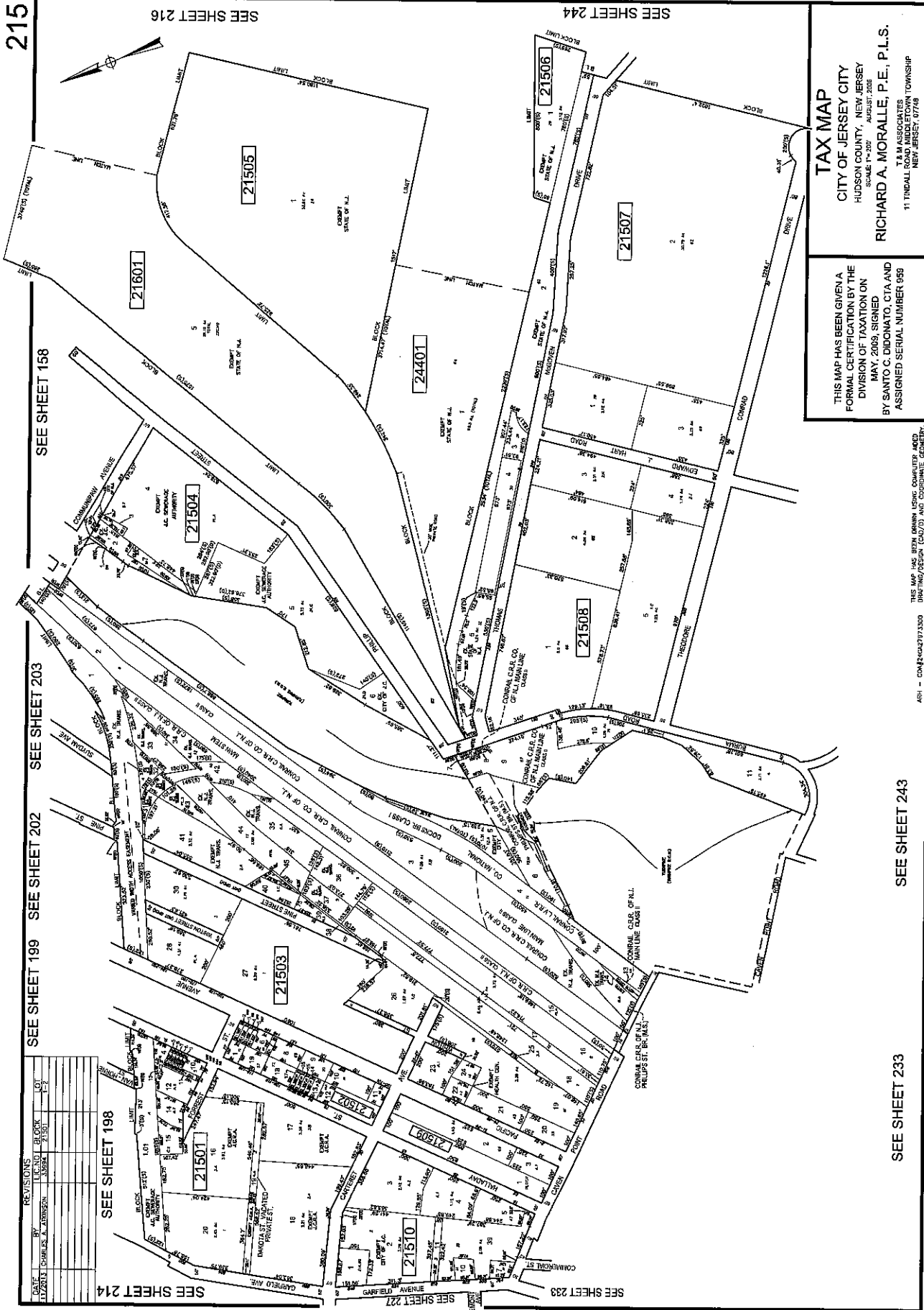
1. The above recitals are incorporated by reference as if fully set forth herein.
2. The Agency hereby approves the Redevelopment Agreement with Exeter Thomas McGovern Land Urban Renewal, LLC, a form of which is in file at the Agency's office.

3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute the approved Redevelopment Agreement and any other associated documents necessary to effectuate the purposes of this Resolution subject only to review and approval of Agency counsel.
4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
6. This Resolution shall take effect immediately.


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 September 17, 2018.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			



TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1"=200' AUGUST 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 11 TINDALL ROAD, SUITE 200
 NEW JERSEY 07148

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 HAS BEEN DRAWN USING COMPUTER AIDED
 DRAFTING (CAD) AND ELECTRONIC MEASUREMENTS
 (EM) - COMPTON/311300

SEE SHEET 243

SEE SHEET 233

SEE SHEET 158

SEE SHEET 203

SEE SHEET 202

SEE SHEET 199

SEE SHEET 214

SEE SHEET 227

SEE SHEET 244

DATE	BY	REVISIONS	BLOCK	LOT
12/20/13	CHARLES A. MORALLE	1	21501	1
12/20/13	CHARLES A. MORALLE	2	21501	2
12/20/13	CHARLES A. MORALLE	3	21501	3
12/20/13	CHARLES A. MORALLE	4	21501	4
12/20/13	CHARLES A. MORALLE	5	21501	5
12/20/13	CHARLES A. MORALLE	6	21501	6
12/20/13	CHARLES A. MORALLE	7	21501	7
12/20/13	CHARLES A. MORALLE	8	21501	8
12/20/13	CHARLES A. MORALLE	9	21501	9
12/20/13	CHARLES A. MORALLE	10	21501	10

Item #9

Withdrawn

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF 327 COMMUNIPAW AVE. LLC AS
REDEVELOPER OF BLOCK 20201, LOT 85 WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, the Agency is an instrumentality of the City of Jersey City (the "**City**") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Morris Canal Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Morris Canal Redevelopment Plan" (as the same may be amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, that certain property identified on the City's tax maps as Block 20201, Lot 85 (the "**Property**") is located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on March 20, 2018, the Agency designated 327 Communipaw Ave. LLC (the "**Redeveloper**") as redeveloper of the Property to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

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


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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.


 DIANA H. JEFFREY, SECRETARY

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN
PROPERTY COMMONLY KNOWN AS 1052-1068 GARFIELD
AVENUE AND 467, 461, AND 457 COMMUNIPAW AVENUE
WITHIN 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.* (the “Redevelopment Law”); and

WHEREAS, the City has enacted the Morris Canal Redevelopment Plan (as amended and supplemented from time to time, the “Redevelopment Plan”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, Novus Equities, LLC (the “Redeveloper”) proposes to redevelop that certain property within the Redevelopment Area commonly known as 1052-1068 Garfield Avenue and 467, 461, and 457 Communipaw Avenue, and identified on the official tax maps of the City as Block 18901, Lots 6-15 (collectively, the “Property”); and

WHEREAS, the Redeveloper made a presentation to the Agency on August 21, 2018, and proposed the development of a mixed use project including approximately 154 residential units and approximately 19,500 square feet of retail space (the “Project”); and

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

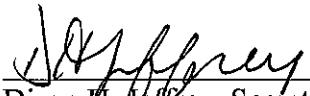
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. Novus Equities, LLC is hereby designated as the Redeveloper of the Property for a period of 120 days from the date hereof, ending on January 15, 2019 unless extended for a period of no more than 30 days by the Executive Director in her sole discretion.

Section 3. If, on January 15, 2019 or such later date as established by the Executive Director in accordance with Section 2 hereof, the parties have not executed a mutually acceptable redevelopment agreement, the designation of Novus Equities, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

Section 4. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.


Diana H. Jeffrey, 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 September 17, 2018.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF UNEEEK INSPIRATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 405-407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA

WHEREAS, the Agency is an instrumentality of the City of Jersey City (the "City") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Ocean/Bayview Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Ocean/Bayview Redevelopment Plan" (as the same may be amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, certain properties identified on the City's tax maps as Block 25802, Lots 25 and 26, also known as 405 and 407 Ocean Avenue (collectively, the "**Property**") are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on June 20, 2017, the Agency adopted Resolution #17-06-15 conditionally designating Uneek Inspiration, a non-profit corporation of the State of New Jersey (the "**Redeveloper**") as redeveloper of the Property, which designation was subsequently extended to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until December 16, 2018, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for up to two (2) additional periods of thirty (30) days each, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

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

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


Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 16, 2018, which period may be

extended if necessary in the sole discretion of the Agency's Executive Director for up to two (2) additional periods of thirty (30) days each, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.


DIANA M. JEFFREY, SECRETARY

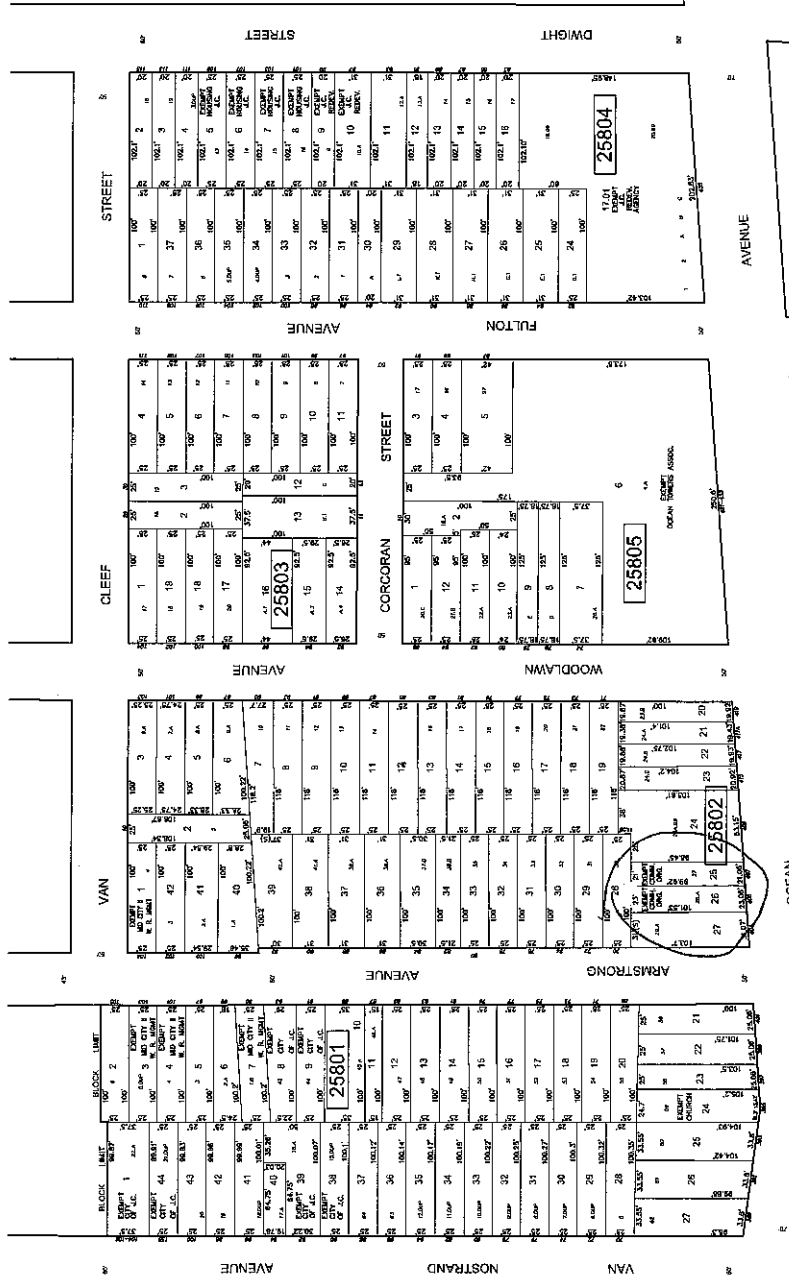
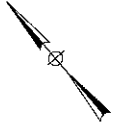
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

[illegible]

SEE SHEET 257

SEE SHEET 251

SEE SHEET 265



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

TAX MAP

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

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

RICHARD A. MORALLE, P.E., P.L.S.
F & M ASSOCIATES
11 TINDAL ROAD, SUITE 200 TOWNSHIP
NEW JERSEY, 07748

SEE SHEET 252

SEE SHEET 259

ARJH - CQAH24GA27973300

THESE BOOKS ARE THE PROPERTY OF THE UNIVERSITY OF MICHIGAN LIBRARY

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING A FAIR MARKET VALUE FOR PROPERTY COMMONLY KNOWN AS 182 CLAREMONT AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA

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"), through its designated public officer, has identified and placed certain abandoned properties on the City's abandoned property list; and

WHEREAS, the property located at 182 Claremont Avenue identified on the City's official tax map as Block 22503, 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 Scatter 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 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 value of sixty thousand dollars (\$60,000.00) under the APRA valuation formula; and


WHEREAS, the JCRA wishes to authorize the acquisition of the Property by negotiated purchase or eminent domain for this appraised value.

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 for the sum of sixty thousand dollars (\$60,000.00) and, if the Agency is unable to acquire the Property by negotiated purchase for this amount, to file a condemnation action to acquire title to the Property through eminent domain and to deposit the sum of sixty thousand dollars (\$60,000.00) into Superior Court in conjunction with the filing of this condemnation action; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to sign, on behalf of the Agency, any and all documents necessary to implement the acquisition of the Property by negotiated purchase or eminent domain, subject to the review and approval of such documents as to form by the Agency's General Counsel.

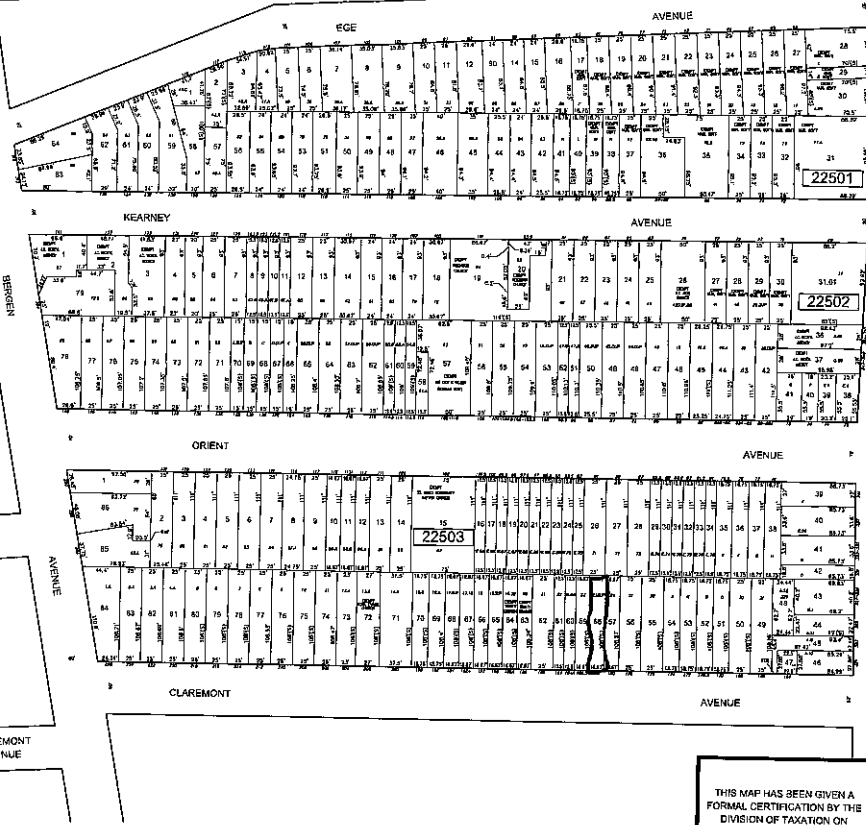
RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

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 September 17, 2018.


 SECRETARY

REVISIONS				
DATE	BY	DESCRIPTION	REVISION	NOTES
12/20/05	CHRISTOPHER A. MORRIS	22501	22502	22503

SEE SHEET 211



SEE SHEET 224

SEE SHEET 212

SEE SHEET 226

SEE SHEET 231

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 7, 2008, SIGNED
BY SANTO C. D'ONOFIO, CTA AND
ASSIGNED SERIAL NUMBER 969

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SHEET 19-84
AUGUST 1988
RICHARD A. MORRIS, P.E., P.L.S.
T & M ASSOCIATES
11 TRINDAL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07048

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
CONDITIONAL DESIGNATION OF ST. GEORGE AND ST.
SHENUDA COPTIC ORTHODOX CHURCH AS SUCCESSOR
REDEVELOPER FOR CERTAIN PROPERTY FRONTING ON SIP
AVENUE, FIELD AVENUE OR FREEMAN AVENUE WITHIN THE
SIP AVENUE GATEWAY REDEVELOPMENT AREA**

WHEREAS, the City of Jersey City (the “City”) designated the Sip Avenue Gateway Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment under the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), and thereafter adopted the Sip Avenue Gateway Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) in order to establish the zoning requirements within the Redevelopment Area; and

WHEREAS, the Agency has previously entered into a redevelopment agreement with Nashed Construction LLC (the “**Initial Redeveloper**”) dated July 18, 2006 (the “**Initial Redevelopment Agreement**”) with respect to certain property within the Redevelopment Area, including those properties currently identified on the City’s official tax map as Block 11801, Lots 2 and 4, and fronting on Freeman Avenue, adjacent to Holy Name Cemetery, Block 11802, bounded by Freeman Avenue, Sip Avenue, Field Avenue and Holy Name Cemetery, and the portion of Block 11803 identified as Lots 1, 2, 14 and 16 and bounded by Sip Avenue, Field Avenue and Holy Name Cemetery (collectively, the “**Property**”); and

WHEREAS, on March 21, 2017, the Agency adopted Resolution #17-03-24 conditionally designating St. George and St. Shenuda Coptic Orthodox Church (the “**Prospective Redeveloper**”) as redeveloper of the Property, for a period of sixty (60) days to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Redeveloper, either itself or through an affiliate, has entered into contracts to purchase the Property, including certain parcels to be acquired from the Initial Redeveloper; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days so that the Agency may complete the negotiation of a redevelopment agreement with the Redeveloper for the redevelopment of the Property,

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

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

Section 2. The conditional designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, to allow the Agency to complete the negotiation of a redevelopment agreement with the Redeveloper for the redevelopment of the Property.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.


DIANA H. JEFFREY, SECRETARY

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE
ANNUAL REPORT OF AUDIT FOR 2017**

WHEREAS, the Local Authorities Fiscal Control Law, specifically, *N.J.S.A.* 40A:5A-15, requires that each local authority make an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit of the Jersey City Redevelopment Agency (the "**Agency**") for the year 2017 has been filed by a Registered Municipal Accountant with the Secretary of the Agency as required by law, and a copy has been received by each member of the Agency's Board of Commissioners; and

WHEREAS, in accordance with *N.J.S.A.* 40A:5A-17 and regulations of the Local Finance Board in the Division of Local Government Services, Department of Community Affairs, the Board of Commissioners must enact a resolution certifying to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed the annual audit report, and specifically the sections of the audit report entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations, and must also execute an affidavit with respect thereto,

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


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

Section 2. The Annual Report of Audit for the year 2017 is hereby accepted.

Section 3. The Agency hereby affirms that the members of the Agency's Board of Commissioners have reviewed the Annual Report of Audit, and specifically the sections of the audit report entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations.

Section 4. The Secretary of the Agency is hereby authorized and directed to submit a certified copy of this Resolution and the required affidavit to the Division of Local Government Services of the State of New Jersey.

Section 5. This Resolution shall take effect immediately.


 Diana H. Jeffrey, 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 September 17, 2018.

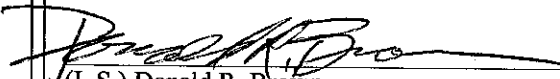
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

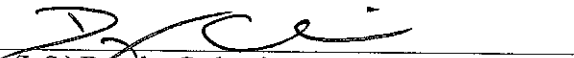
**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL
AUDIT
GROUP AFFIDAVIT FORM**

STATE OF NEW JERSEY
COUNTY OF HUDSON

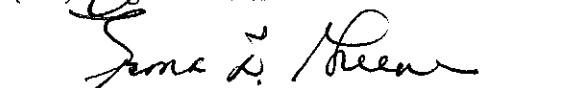
We, the members of the Board of Commissioners of the Jersey City Redevelopment Agency, in the City of Jersey City and the County of Hudson, being duly sworn according to law, upon our oath depose and say:

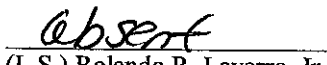
1. We are duly appointed members of the Board of Commissioners of the Jersey City Redevelopment Agency in the City of Jersey City and the County of Hudson;
2. In the performance of our duties, and in accordance with N.J.S.A. 40A:5A-15 and N.J.S.A. 40A:5-17 we have familiarized ourselves with the contents of the Annual Report of Audit filed with the Secretary of the Agency for the year 2017;
3. We certify that we have personally reviewed and are familiar with, at a minimum, the sections of the Annual Report of Audit entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations.



(L.S.) Donald R. Brown


(L.S.) Douglas Carlucci


(L.S.) Evelyn Farmer


(L.S.) Erma D. Greene


(L.S.) Rolando R. Lavarro, Jr.


(L.S.) Darwin R. Ona


(L.S.) Daniel Rivera

Sworn to and subscribed before me this
17 day of September, 2018.
Notary Public of New Jersey

The Secretary of the Jersey City Redevelopment Agency shall set forth the reason for the absence of signature of any members of the governing body.

res. 10.18-09-05

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING A
PETTY CASH FUND**

WHEREAS, a local unit may authorize the establishment of a petty cash fund in accordance with *N.J.S.A.* 40A:5-21 by adopting a resolution and submitting the same to the Director of the Division of Local Government Services for approval; and

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**"), an instrumentality of the City of Jersey City, in the County of Hudson, wishes to establish a petty cash fund in the amount of \$500.00 (the "**Petty Cash Fund**"); and

WHEREAS, the custodian for this Petty Cash Fund is Jesamil Suazo, who is bonded for the amount of \$950,000.00; and

WHEREAS, the custodian of the Petty Cash Fund shall maintain records for the Petty Cash Fund in a manner conducive to proper accounting and auditing procedures,

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

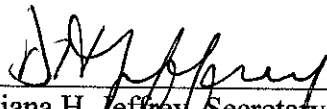
Section 1. The recitals above are hereby incorporated herein as if set forth at length.

Section 2. The Agency hereby authorizes the establishment of the Petty Cash Fund.

Section 3. The Agency hereby authorizes Jesamil Suazo to serve as the custodian of the Petty Cash Fund.

Section 4. The Secretary of the Agency, in consultation with the Agency's Chief Financial Officer, is hereby authorized and directed to submit two copies of this Resolution and any requisite supporting documentation to the Director of the Division of Local Government Services in the Department of Community Affairs for approval.

Section 5. This Resolution shall take effect immediately.


Diana H. Jeffrey, 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 September 17, 2018.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING AGENCY STAFF TO ATTEND
NATIONAL BROWNFIELDS LEADERSHIP SUMMIT**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") is an instrumentality of the City of Jersey City (the "**City**") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

WHEREAS, in furtherance of its redevelopment objectives, the Agency finds it necessary or desirable from time to time for its employees to attend seminars, continuing education classes and/or seminars on redevelopment-related topics; and

WHEREAS, the Agency wishes to authorize Benjamin Delisle to attend the National Brownfields Leadership Summit, hosted by the Center for Creative Land Recycling and occurring on September 25th and 26th in Washington, D.C. (the "**Conference**"); and

WHEREAS, the Agency further wishes to authorize the utilization of a portion of certain grants received from the Environmental Protection Agency (the "**Grant Funds**") to offset eligible costs of Conference attendance,

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


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

Section 2. Benjamin Delisle is hereby authorized to attend the National Brownfields Leadership Conference.

Section 3. The utilization of a portion of the Grant Funds to offset eligible costs of Conference attendance is hereby authorized.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.


DIANA H. JEFFREY, SECRETARY

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF SEPTEMBER 17, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of September 17, 2018

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of September 17, 2018 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 September 17, 2018.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erna D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

Jersey City Redevelopment Agency

Cash Requirements Report
SEPTEMBER 17, 2018 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
297 COMMUNIPAW AVENUE LLC								
297 COMMUNIPAW AVENUE LLC	9/17/2018	9/12/2018	Court Order	Attorney's Fees & Costs - Associated with 297	\$117,000.00	\$0.00		\$117,000.00
				Totals for 297 COMMUNIPAW AVENUE LLC:	\$117,000.00	\$0.00		\$117,000.00
66 YORK STREET, LLC								
66 YORK STREET, LLC	9/17/2018	9/11/2018	October 2018	Electric Utility for 66 York Street	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	9/17/2018	9/11/2018	October 2018	Monthly Operating Expenses	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	9/17/2018	9/10/2018	October 2018	Rent Payment	\$9,801.38	\$0.00		\$9,801.38
				Totals for 66 YORK STREET, LLC:	\$10,699.90	\$0.00		\$10,699.90
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	9/17/2018	8/31/2018	Application # 1	Hudson county College - 84 Sip Avenue	\$5,100.00	\$0.00		\$5,100.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$5,100.00	\$0.00		\$5,100.00
AFA PROTECTIVE SYSTEMS INC								
AFA PROTECTIVE SYSTEMS INC	9/17/2018	8/22/2018	2920376	Burglar Alarm - Replace Batteries - 25 Journa	\$171.67	\$0.00		\$171.67
				Totals for AFA PROTECTIVE SYSTEMS INC:	\$171.67	\$0.00		\$171.67
AFLAC								
AFLAC	9/17/2018	9/14/2018	353150	Policy Deduction for Agency Employees 09/20	\$392.28	\$0.00		\$392.28
				Totals for AFLAC:	\$392.28	\$0.00		\$392.28
ASSIF KADIR								
ASSIF KADIR	9/17/2018	8/21/2018	184	Bldg. Maintenance Serv. - 665 Ocean Avenue	\$159.94	\$0.00		\$159.94
				Totals for ASSIF KADIR:	\$159.94	\$0.00		\$159.94
BENJAMIN DELISLE								
BENJAMIN DELISLE	9/17/2018	9/17/2018	Per Diem	Brownfields Leadership Summit	\$330.00	\$0.00		\$330.00
				Totals for BENJAMIN DELISLE:	\$330.00	\$0.00		\$330.00
CASH								
CASH	9/17/2018	9/12/2018	Petty Cash	Replenishment of Petty Cash	\$476.00	\$0.00		\$476.00
				Totals for CASH:	\$476.00	\$0.00		\$476.00
CENTER FOR EDUCATION & EMPLOYMENT LAW								
CENTER FOR EDUCATION & EMPL	9/17/2018	8/23/2018	07201632	Employment Law Report	\$284.92	\$0.00		\$284.92
				Totals for CENTER FOR EDUCATION & EMPLOYMENT LAW:	\$284.92	\$0.00		\$284.92
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	9/17/2018	9/17/2018	August	Travel Expenses	\$61.31	\$0.00		\$61.31
				Totals for CHRISTOPHER FIORE:	\$61.31	\$0.00		\$61.31
CME ASSOCIATES								
CME ASSOCIATES	9/17/2018	8/30/2018	0229205	Professional Services - Daylight Trucking Ton	\$1,837.50	\$0.00		\$1,837.50
CME ASSOCIATES	9/17/2018	8/30/2018	0229445	Professional Services - Morris Canal Greenwa	\$5,528.32	\$0.00		\$5,528.32

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
COMCAST				Totals for CME ASSOCIATES:	\$7,365.82	\$0.00		\$7,365.82
COMCAST	9/17/2018	8/28/2018	66 York Street	Business Cable	\$147.28	\$0.00		\$147.28
COMCAST	9/17/2018	8/16/2018	665 Ocean Ave	Business Internet	\$88.94	\$0.00		\$88.94
				Totals for COMCAST:	\$236.22	\$0.00		\$236.22
COONEY BOVASSO REALTY ADVISORS								
COONEY BOVASSO REALTY ADVI	9/17/2018	7/18/2018	18-4958	Property Appraisal -174-178 Martin Luther Ki	\$4,200.00	\$0.00		\$4,200.00
COONEY BOVASSO REALTY ADVI	9/17/2018	8/20/2018	18-4979	Property Appraisal 21-25 Clinton Avenue	\$3,900.00	\$0.00		\$3,900.00
				Totals for COONEY BOVASSO REALTY ADVISORS:	\$8,100.00	\$0.00		\$8,100.00
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	9/17/2018	9/11/2018	October	Monthly Maintenance Fee	\$149.53	\$0.00		\$149.53
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$149.53	\$0.00		\$149.53
DAVISON, EASTMAN & MUNOZ, PA								
DAVISON, EASTMAN & MUNOZ, PA	9/17/2018	8/6/2018	358315	Professional Services - Barnabas Health	\$456.87	\$0.00		\$456.87
				Totals for DAVISON, EASTMAN & MUNOZ, PA:	\$456.87	\$0.00		\$456.87
DIANA JEFFREY								
DIANA JEFFREY	9/17/2018	8/30/2018	08/30/18	Reimbursement of Dental	\$290.00	\$0.00		\$290.00
DIANA JEFFREY	9/17/2018	9/17/2018	August	Travel Expenses	\$116.02	\$0.00		\$116.02
				Totals for DIANA JEFFREY:	\$406.02	\$0.00		\$406.02
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	9/17/2018	8/23/2018	12578	Environmental Serv. - Berry Lane Park	\$8,605.35	\$0.00		\$8,605.35
DRESDNER ROBIN ENVIRON MGM	9/17/2018	8/24/2018	12590	Professional Environmental Serv. - Chromium	\$1,912.50	\$0.00		\$1,912.50
DRESDNER ROBIN ENVIRON MGM	9/17/2018	8/23/2018	12577	Environmental Services - Berry Lane Park	\$9,162.50	\$0.00		\$9,162.50
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$19,680.35	\$0.00		\$19,680.35
DUNCAN HARDWARE, INC.								
DUNCAN HARDWARE, INC.	9/17/2018	9/11/2018	39542	3 Padlocks and 3 Chains - 25 Patridge	\$29.10	\$0.00		\$29.10
				Totals for DUNCAN HARDWARE, INC.:	\$29.10	\$0.00		\$29.10
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	9/17/2018	8/27/2018	08/27/18	Reimbursement for Dental	\$166.00	\$0.00		\$166.00
				Totals for ELIZABETH VASQUEZ:	\$166.00	\$0.00		\$166.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	9/17/2018	9/10/2018	6-301-66797	Overnight Deliveries	\$152.28	\$0.00		\$152.28
				Totals for FEDERAL EXPRESS:	\$152.28	\$0.00		\$152.28
FERRAIOLI, WIELKOTZ, CERULLO & CUVA								
FERRAIOLI, WIELKOTZ, CERULLO &	9/17/2018	8/30/2018	0803	Professional Services - Engagement as CFO	\$10,109.00	\$0.00		\$10,109.00

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INTEGRA REALTY RESOURCES - NORTHERN NJ								
Totals for FERRAIOLI, WIELKOTZ, CERULLO & CUVA:					\$10,109.00	\$0.00		\$10,109.00
INTEGRA REALTY RESOURCES - NC	9/17/2018	8/23/2018	19506	Appraisal Services - 182 Claremont	\$2,750.00	\$0.00		\$2,750.00
INTEGRA REALTY RESOURCES - NC	9/17/2018	8/30/2018	19510	Appraisal/Architect Fees - 182 Claremont Av	\$1,800.00	\$0.00		\$1,800.00
INTEGRA REALTY RESOURCES - NC	9/17/2018	8/30/2018	19512	Appraisal/Architect Fees - 98 Myrtle Avenue	\$1,800.00	\$0.00		\$1,800.00
Totals for INTEGRA REALTY RESOURCES - NORTHERN NJ:					\$6,350.00	\$0.00		\$6,350.00
J & B LANDSCAPE, INC.								
J & B LANDSCAPE, INC.	9/17/2018	8/21/2018	27673	Beltz - Monthly Maintenance	\$1,097.50	\$0.00		\$1,097.50
Totals for J & B LANDSCAPE, INC.:					\$1,097.50	\$0.00		\$1,097.50
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	9/17/2018	8/15/2018	Acct# 303063485400	Water Charges - 665 Ocean Avenue	\$1,62.28	\$0.00		\$1,62.28
Totals for JC MUNICIPAL UTILITIES AUTHORITY:					\$1,62.28	\$0.00		\$1,62.28
JERSEY CITY DEPT. OF PUBLIC WORKS								
JERSEY CITY DEPT. OF PUBLIC WORKS	9/17/2018	8/27/2018	Block 23202 Lot 75	Violation - 284 Martin Luther King Drive	\$586.03	\$0.00		\$586.03
Totals for JERSEY CITY DEPT. OF PUBLIC WORKS:					\$586.03	\$0.00		\$586.03
JERSEY CITY TREASURER								
JERSEY CITY TREASURER	9/17/2018	8/3/2018	EL-18-0351	BETZ-CERC- Elevator Inspection	\$292.00	\$0.00		\$292.00
Totals for JERSEY CITY TREASURER:					\$292.00	\$0.00		\$292.00
Jesamili Suazo								
Jesamili Suazo	9/17/2018	8/28/2018	8/28/18	Reimbursement for Dental	\$230.00	\$0.00		\$230.00
Totals for Jesamili Suazo:					\$230.00	\$0.00		\$230.00
JM SORGE, INC.								
JM SORGE, INC.	9/17/2018	8/10/2018	35332	Professional Fees - JCRA Grand Street	\$1,750.00	\$0.00		\$1,750.00
Totals for JM SORGE, INC.:					\$1,750.00	\$0.00		\$1,750.00
JOHNNY ON THE SPOT, LLC								
JOHNNY ON THE SPOT, LLC	9/17/2018	8/25/2018	493727	Berry Lane Park - 100 Garfield Ave.	\$1,821.85	\$0.00		\$1,821.85
JOHNNY ON THE SPOT, LLC	9/17/2018	8/29/2018	495292	Berry Lane Park - 1000 Garfield Ave.	\$255.65	\$0.00		\$255.65
Totals for JOHNNY ON THE SPOT, LLC:					\$2,077.50	\$0.00		\$2,077.50
JOHNSTON COMMUNICATIONS								
JOHNSTON COMMUNICATIONS	9/17/2018	8/13/2018	106266	Service Installation	\$350.00	\$0.00		\$350.00
Totals for JOHNSTON COMMUNICATIONS:					\$350.00	\$0.00		\$350.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	9/17/2018	7/31/2018	9288	Legal Services - Employment Issues	\$70.00	\$0.00		\$70.00
KINNEY LISOVICZ REILLY & WOLF	9/17/2018	7/31/2018	9287	Legal Services - 311-315 MLK	\$420.00	\$0.00		\$420.00
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:					\$490.00	\$0.00		\$490.00

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LANGAN ENGINEERING & ENVIRONME								
LANGAN ENGINEERING & ENVIRO	9/17/2018	9/6/2018	LAN 0282814	Professional Services - Bayfront Redevelope	\$9,455.00	\$0.00		\$9,455.00
				Totals for LANGAN ENGINEERING & ENVIRONME:	\$9,455.00	\$0.00		\$9,455.00
LM PLAZA 4A PARKING LLC								
LM PLAZA 4A PARKING LLC	9/17/2018	9/1/2018	4/229	Monthly #1701 Parking for 14 Spaces August	\$7,304.36	\$0.00		\$7,304.36
				Totals for LM PLAZA 4A PARKING LLC:	\$7,304.36	\$0.00		\$7,304.36
MARIA E. AGUILAR-AMBROSSI								
MARIA E. AGUILAR-AMBROSSI	9/17/2018	8/21/2018	8/21/18	Reimbursement for Dental	\$95.00	\$0.00		\$95.00
				Totals for MARIA E. AGUILAR-AMBROSSI:	\$95.00	\$0.00		\$95.00
MARYPAT NOONAN								
MARYPAT NOONAN	9/17/2018	9/17/2018	Reimbursement	Dinner for Board Meeting	\$349.05	\$0.00		\$349.05
				Totals for MARYPAT NOONAN:	\$349.05	\$0.00		\$349.05
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156279	Legal Services - 17-19 Ash Street	\$210.50	\$0.00		\$210.50
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156281	Legal Services - Ocean MLK	\$2,610.00	\$0.00		\$2,610.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156284	Legal Services - 8 Aetna	\$1,770.00	\$0.00		\$1,770.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156270	Legal Services - Berry Park Matter	\$3,962.10	\$0.00		\$3,962.10
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156272	Legal Services - Argent Venture/Johnston Vie	\$1,140.00	\$0.00		\$1,140.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156278	Legal Services - Argent Aetna Monmouth	\$3,810.00	\$0.00		\$3,810.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156274	Legal Services - 100 Hoboken Avenue	\$450.00	\$0.00		\$450.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156289	Legal Services - Hampshire	\$13,927.29	\$0.00		\$13,927.29
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156292	Legal Services - Newark Avenue	\$1,662.50	\$0.00		\$1,662.50
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156275	Legal Services - 25 Pathside	\$122.50	\$0.00		\$122.50
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156276	Legal Services - West Campus - Claremont 2	\$1,260.00	\$0.00		\$1,260.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156268	Legal Services - G & S Forest City	\$330.00	\$0.00		\$330.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156273	Legal Services - West Campus - KKF 5B	\$310.00	\$0.00		\$310.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156277	Legal Services - Harwood Project	\$542.50	\$0.00		\$542.50
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156285	Legal Services - Bayfront / Honeywell	\$8,930.81	\$0.00		\$8,930.81
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156290	Legal Services - One Journal / Kushner Litiga	\$17,630.90	\$0.00		\$17,630.90
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156271	Legal Services - 125 Monitor Street	\$480.00	\$0.00		\$480.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156296	Legal Services - 383 8TH Street - RAFA Realt	\$140.00	\$0.00		\$140.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156286	Legal Services - Namdar - Homestead	\$1,044.80	\$0.00		\$1,044.80
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156282	Legal Services - Powderhouse Project	\$1,260.00	\$0.00		\$1,260.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156295	Legal Services - 400 7TH Street	\$122.50	\$0.00		\$122.50
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156288	Legal Services - 174-178 MLK (Webb/Washin	\$1,260.00	\$0.00		\$1,260.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156283	Legal Services - 405-407 Ocean Avenue	\$2,275.00	\$0.00		\$2,275.00
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156370	Legal Services - Droyers Point	\$1,557.50	\$0.00		\$1,557.50
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156371	Legal Services - 550 Johnston Avenue	\$1,067.50	\$0.00		\$1,067.50
MCMANIMON, SCOTLAND & BAU	9/17/2018	8/31/2018	156372	Legal Services - Hourly	\$5,804.13	\$0.00		\$5,804.13

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METLIFE								
METLIFE	9/17/2018	9/10/2018	Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:		\$73,880.53	\$0.00		\$73,880.53
METLIFE	9/17/2018	10/5/18	Employee's Deferred Salary Per Attached		\$775.00	\$0.00		\$775.00
		10/19/18	Employee's Deferred Salary Per Attached		\$775.00	\$0.00		\$775.00
			Totals for METLIFE:		\$1,550.00	\$0.00		\$1,550.00
MODULAR SPACE CORPORATION								
MODULAR SPACE CORPORATION	9/17/2018	8/17/2018	502553553	Trailer Rental - Berry Lane Park	\$674.20	\$0.00		\$674.20
			Totals for MODULAR SPACE CORPORATION:		\$674.20	\$0.00		\$674.20
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	9/17/2018	9/11/2018	October	Storage Space at Dey Street	\$700.00	\$0.00		\$700.00
			Totals for MOISHE'S MOVING SYSTEMS:		\$700.00	\$0.00		\$700.00
NEWSPAPER MEDIA GROUP LLC								
NEWSPAPER MEDIA GROUP LLC	9/17/2018	8/16/2018	300426548	August 21st Meeting - Public Notice	\$69.00	\$0.00		\$69.00
			Totals for NEWSPAPER MEDIA GROUP LLC:		\$69.00	\$0.00		\$69.00
NORTH RIVER DEVELOPMENT LLC								
NORTH RIVER DEVELOPMENT LLC	9/17/2018	9/14/2018	Escrow	Return of Remaining Escrow Balance - North	\$12,463.43	\$0.00		\$12,463.43
			Totals for NORTH RIVER DEVELOPMENT LLC:		\$12,463.43	\$0.00		\$12,463.43
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	9/17/2018	5/8/2018	24001	Financial Advisory Services - Bayfront	\$9,185.00	\$0.00		\$9,185.00
NW FINANCIAL GROUP, LLC	9/17/2018	8/2/2018	24339	Financial Advisory Services - Bayfront Redev	\$950.00	\$0.00		\$950.00
			Totals for NW FINANCIAL GROUP, LLC:		\$10,135.00	\$0.00		\$10,135.00
PETROCCI AGENCY, LLC								
PETROCCI AGENCY, LLC	9/17/2018	8/22/2018	Policy # AN052484	Additional Insurance Renewal Policy - 665 O	\$330.00	\$0.00		\$330.00
			Totals for PETROCCI AGENCY, LLC:		\$330.00	\$0.00		\$330.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL I	9/17/2018	9/5/2018	18.616.1	Environmental Services - FDAD Maple LLC F	\$770.00	\$0.00		\$770.00
			Totals for POTOMAC-HUDSON ENVIRONMENTAL I:		\$770.00	\$0.00		\$770.00
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/17/2018	405 Ocean Ave	Electric Bill - 405 Ocean Avenue (Office)	\$18.49	\$0.00		\$18.49
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/17/2018	152 MLK Drive	Electric Bill - 152 MLK Drive Apt. 3	\$16.48	\$0.00		\$16.48
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/17/2018	405 Ocean Avenue	Electric Bill - 405 Ocean Avenue - Fl 3	\$20.03	\$0.00		\$20.03
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/17/2018	405 Ocean Avenue	Electric Bill - 405 Ocean Avenue (HSE)	\$26.92	\$0.00		\$26.92
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/17/2018	407 Ocean Avenue	Electric Bill - 407 Ocean Avenue Fl 2	\$13.69	\$0.00		\$13.69
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/17/2018	407 Ocean Avenue	Electric Bill - 407 Ocean Avenue (HSE)	\$59.75	\$0.00		\$59.75
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/21/2018	152 MLK Drive	Electric Bill - 152 MLK Drive (HS)	\$15.51	\$0.00		\$15.51
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/21/2018	152 MLK Drive	Electric Bill - 152 MLK Drive (Office)	\$526.75	\$0.00		\$526.75

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PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/23/2018	152 MLK Drive	Electric Bill - 152 MLK	\$94.44	\$0.00		\$94.44
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	292 MLK Drive	Electric Bill - 292 MLK Drive - Store	\$59.69	\$0.00		\$59.69
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	292 MLK Drive	Electric Bill - 292 MLK Drive (HSE)	\$68.76	\$0.00		\$68.76
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	292 MLK Drive	Electric Bill - 292 MLK Drive FL 1	\$98.94	\$0.00		\$98.94
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 665 Ocean Avenue (Office B)	\$1,947.34	\$0.00		\$1,947.34
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/17/2018	407 Ocean Avenue	Electric Bill - 407 Ocean Avenue Fl 3	\$5.15	\$0.00		\$5.15
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	292 MLK Drive	Electric Bill - 292 MLK Drive - Fl 2	\$72.02	\$0.00		\$72.02
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 665 Ocean Avenue (Office A)	\$623.67	\$0.00		\$623.67
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 665 Ocean Avenue Apt. 3D	\$39.94	\$0.00		\$39.94
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 665 Ocean Avenue Apt. 3C	\$53.21	\$0.00		\$53.21
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 665 Ocean Avenue Apt 3 B	\$79.29	\$0.00		\$79.29
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 665 Ocean Avenue Apt. 3A	\$75.07	\$0.00		\$75.07
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 665 Ocean Avenue Apt. 2 D	\$57.51	\$0.00		\$57.51
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 664 Ocean Avenue Apt. 2C	\$62.74	\$0.00		\$62.74
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 665 Ocean Avenue Apt. 2B	\$94.79	\$0.00		\$94.79
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/20/2018	665 Ocean Avenue	Electric Bill - 665 Ocean Avenue Apt. 2A	\$106.56	\$0.00		\$106.56
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/14/2018	Pathside	Electric Bill - 25 Journal Square	\$5,897.57	\$0.00		\$5,897.57
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/17/2018	152 MLK Drive	Electric Bill - 152 MLK Drive Apt 2	\$16.48	\$0.00		\$16.48
PUBLIC SERVICE ELECTRIC & GAS	9/17/2018	8/17/2018	152 MLK Drive	Electric Bill - 152 MLK Apt 1	\$16.48	\$0.00		\$16.48
Totals for PUBLIC SERVICE ELECTRIC & GAS:					\$10,167.27	\$0.00		\$10,167.27
ROYAL PRINTING SERVICE	9/17/2018	8/23/2018	146803	Business Cards - Diana Jeffrey	\$275.00	\$0.00		\$275.00
Totals for ROYAL PRINTING SERVICE:					\$275.00	\$0.00		\$275.00
STAPLES CREDIT PLAN	9/17/2018	9/5/2018	Various	Office Supplies	\$700.85	\$0.00		\$700.85
Totals for STAPLES CREDIT PLAN:					\$700.85	\$0.00		\$700.85
THE EVENING JOURNAL ASSOCIAT	9/17/2018	8/31/2018	AUGUST	Legal Advertising	\$50.84	\$0.00		\$50.84
Totals for THE EVENING JOURNAL ASSOCIAT:					\$50.84	\$0.00		\$50.84
The Law Offices of Wanda Chin Monahan, LLC	9/17/2018	8/15/2018	483	Legal Services - JCRAP/SE&G	\$3,042.54	\$0.00		\$3,042.54
Totals for The Law Offices of Wanda Chin Monahan, LLC:					\$3,042.54	\$0.00		\$3,042.54
TOSHIBA FINANCIAL SERVICES	9/17/2018	9/11/2018	August	Monthly Lease Payment	\$1,235.00	\$0.00		\$1,235.00
Totals for TOSHIBA FINANCIAL SERVICES:					\$1,235.00	\$0.00		\$1,235.00
TREASURER - STATE OF NEW JERSEY	9/17/2018	8/9/2018	18130440	Site Remediation Fee - Berry lane Park	\$10,412.95	\$0.00		\$10,412.95
Totals for TREASURER - STATE OF NEW JERSEY:					\$10,412.95	\$0.00		\$10,412.95

Jersey City Redevelopment Agency Cash Requirements Report SEPTEMBER 17, 2018 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	9/17/2018	8/29/2018	08/29/18	Professional Management of a Social Services	\$2,920.00	\$0.00		\$2,920.00
				Totals for UNITED WAY OF HUDSON COUNTY:	\$2,920.00	\$0.00		\$2,920.00
VERIZON								
VERIZON	9/17/2018	8/23/2018	9813430030	Usages for Phones	\$364.77	\$0.00		\$364.77
				Totals for VERIZON:	\$364.77	\$0.00		\$364.77
WORKZONE, LLC								
WORKZONE, LLC	9/17/2018	6/21/2018	30162	Workzone License and Hosting Fee	\$900.00	\$0.00		\$900.00
				Totals for WORKZONE, LLC:	\$900.00	\$0.00		\$900.00
XEROX CORPORATION								
XEROX CORPORATION	9/17/2018	8/18/2018	094191477	Copy Machine	\$223.72	\$0.00		\$223.72
				Totals for XEROX CORPORATION:	\$223.72	\$0.00		\$223.72
GRAND TOTALS:					\$342,981.03	\$0.00		\$342,981.03

Jersey City Redevelopment Agency

Cash Requirements Report


SEPTEMBER 17, 2018 Board Meeting

Report name: September 21, 2018 Board Meeting
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 these due dates: 9/17/2018 to 9/17/2018
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
SEPTEMBER 17, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of September 17, 2018

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of September 17, 2018 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 September 17, 2018.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING PROFESSIONAL SERVICES CONTRACT
WITH ATLANTIC ENVIRONMENTAL SOLUTIONS, INC. IN
CONNECTION WITH THE REMEDIATION OF
PROPERTIES IN THE GRAND JERSEY REDEVELOPMENT
AREA**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the Jersey City Redevelopment Agency (the "**Agency**") requires environmental consulting services from time to time; and

WHEREAS, the Agency is overseeing the redevelopment of the properties identified as Block 15801, Lots 3.01 and 78 on the official tax maps of the City of Jersey City, also known as 52 and 41 Aetna Street (the "**Site**") in the Grand Jersey Redevelopment Area, as set forth more particularly in the Grand Jersey Redevelopment Plan; and

WHEREAS, in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**"), contracts for which the subject matter consists of professional services may be awarded without public advertising for bids and bidding therefor; and

WHEREAS, the Agency has determined that it is necessary to engage professional environmental consultants to develop a remediation cost estimate for the Site; and

WHEREAS, Atlantic Environmental Solutions, Inc. ("**AESI**") has submitted that certain Proposal for Development of Remediation Cost Estimate for Pittsburgh Metal and Graphics and Turnpike Dump No. 5 (South) Sites 41 and 52 Aetna Street, dated September 13, 2018 (the "**Proposal**"), to provide environmental consulting services in connection with remediation of the Site; and

WHEREAS, the Agency has reviewed the Proposal and recommends authorizing a contract with AESI for the preparation of a remediation cost estimate for a term of twelve (12) months in an amount not to exceed Seven Thousand Five Hundred Dollars (\$7,500.00) (the "**Contract**"); and

WHEREAS, notice of the award of the Contract shall be published in an official 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:

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

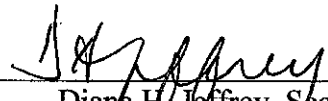
Section 2. The Agency hereby awards the Contract to AESI for the preparation of a remediation cost estimate for a term of twelve (12) months in an amount not to exceed Seven Thousand Five Hundred Dollars (\$7,500.00).

Section 3. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the Contract and any and all other documents necessary to effectuate this Resolution, in consultation with the Agency's counsel.

Section 4. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the Contract and this Resolution, all in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on September 17, 2018.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

**RESOLUTION AUTHORIZING A CONTRACT WITH
ADVANCED SCAFFOLD SERVICES, LLC FOR THE
RENTAL AND INSTALLATION OF SCAFFOLDING ON
PROPERTY LOCATED WITHIN THE JOURNAL SQUARE
2060 REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) owns and manages certain property identified as Block 9501, Lot 22 on the official tax maps of the City of Jersey City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “Site”), which is located within the Journal Square 2060 Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan; and

WHEREAS, pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “LPCL”), the Agency has the power to award contracts necessary for efficient operation of the Agency; and

WHEREAS, the Agency has determined that it is necessary to erect heavy duty scaffolding on and around the building located at the Site; and

WHEREAS, Advanced Scaffold Services, LLC submitted that certain Estimate #4769 to the Agency with proposed costs for the installation and rental of heavy duty scaffolding (the “Estimate”); and

WHEREAS, the Agency has reviewed the Estimate and recommends authorizing a contract with Advanced Scaffold Services, LLC for the installation and rental of heavy duty scaffolding for a term of twelve (12) months in an amount not to exceed Thirty Thousand Six Hundred Dollars (\$30,600.00); and

WHEREAS, in accordance with *N.J.S.A. 40A:11-3*, the amount of the contract will not exceed the Agency’s bid threshold of \$40,000.00 and need not be publicly bid.

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

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

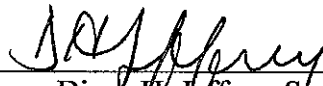
Section 2. The Agency hereby awards a contract to Advanced Scaffold Services, LLC for the installation and rental of heavy duty scaffolding for a term of twelve (12) months in an amount not to exceed Thirty Thousand Six Hundred Dollars (\$30,600.00).

Section 3. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the Contract and any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the Contract and this Resolution, all in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on September 17, 2018.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓