

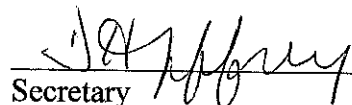
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING GOING INTO EXECUTIVE SESSION TO  
DISCUSS CERTAIN MATTERS**

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

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

**WHEREAS**, the results will be disclosed to the public upon settlement of any litigation matters which were discussed.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency approving the Commissioners go into Executive Session to discuss certain matters including pending or potential litigation as well as personnel matters.

  
Secretary

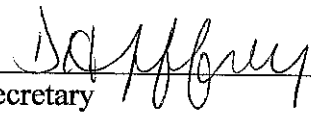
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 18, 2018.

<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 THE REGULAR MEETING  
DATED NOVEMBER 28, 2018**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated November 28, 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 December 18, 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 NOVEMBER 28, 2018**

**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of **November 28, 2018** ; and

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

2) contract negotiations

3) and personnel

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of November 28, 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 December 18, 2018

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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 AMENDMENT NO.1 TO CONTRACT NO. 18-08-MPN6 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. REGARDING ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA**

**WHEREAS**, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the City of Jersey City (the "City") adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the "Redevelopment Plan") to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (the "Redevelopment Area"); and

**WHEREAS**, in connection with the redevelopment of the Redevelopment Area, the City entered into that certain Cooperation Agreement with the Jersey City Redevelopment Agency (the "Agency") pursuant to which the Agency is authorized to oversee the completion of the demolition, manage the purchase and closing of the Bayfront parcels, oversee the construction of the road and utility corridors within the open space lots, manage the open space closing, oversee the construction of the infrastructure improvements and coordinate with all utilities, manage the site security, remaining environmental remediation and environmental monitoring responsibilities, procure all necessary professionals, market the Redevelopment Area and the negotiate redevelopment agreements with redevelopers (together with all acts ancillary thereto, collectively the "Project"); and

**WHEREAS**, on August 21, 2018 the Agency's Board of Commissioners authorized a contract with Langan Engineering and Environmental Services, Inc. ("Langan") to perform due diligence and other related services for the acquisition of parcels within the Bayfront Redevelopment I Area (the "Engineering Services"); and

**WHEREAS**, the performance of the Engineering Services required additional tasks and greater effort than was originally anticipated and Langan has submitted a proposal, attached hereto, dated November 27, 2018 for an amendment to the contract which would increase the total contract amount by TWENTY-THREE THOUSAND DOLLARS AND ZERO CENTS (\$23,000.00), ("Amendment No.1"); and

**WHEREAS**, the Executive Director has reviewed the proposed Amendment No.1 and finds the tasks and effort outlined reasonable, and the price fair and equitable; and

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

**WHEREAS**, the term of this contract shall be the completion of the work or one (1) year from the date of the original contract, whichever is sooner.

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**NOW, THEREFORE, BE IT RESOLVED** that 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.

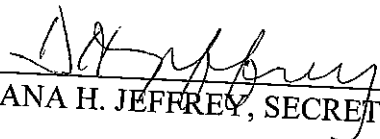
**Section 2.** The November 27, 2018 proposal from Langan Engineering and Environmental Services, Inc. is attached hereto and incorporated herein.

**Section 3.** CONTRACT NO. 18-O8-MPN6 with Langan Engineering and Environmental Services, Inc. is hereby amended to add the amount of \$23,000.00, and all other terms of conditions of the original contract shall remain the same.

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

**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 their Regular Meeting of December 18, 2018.

  
DIANA H. JEFFREY, SECRETARY

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

27 November 2018  
Via email to: FioreC@jcnj.org

Mr. Christopher Fiore  
Assistant Executive Director  
Jersey City Redevelopment Agency  
30 Montgomery Street – Room 900  
Jersey City, NJ 07302

**Re: Proposal for Additional Civil and Environmental Engineering Support  
During Transaction  
Bayfront Redevelopment ("The Project")  
Jersey City, New Jersey  
100287120**

Dear Mr. Fiore:

As we discussed, we have been asked to provide additional civil engineering services to the City of Jersey City through the Jersey City Redevelopment Agency (JCRA) as you move toward the closing on the purchase of the proposed Bayfront Redevelopment site. A description of our additional scope of work is provided below, followed by our fee and anticipated schedule.

## SCOPE OF SERVICES

The additional services required beyond the base scope included review of additional contract documents, review and editing of memoranda and letter reports provide to us in support of the transaction, coordination with representatives of McManimon, Scotland & Baumann, LLC (MSB), the City's attorney, and other relevant parties on the Jersey City team, and preparation of an extensive list of questions for CHA and the Honeywell team to confirm the information represented in their documents.

In addition, after we began the detailed review of the Cad files provided of the CHA design of Phase I, it became apparent that the effort required to adequately quantify the construction costs was much greater than originally anticipated, based on the information provided to us up to that point. This resulted in a much greater effort by our staff to capture all data required to produce our Engineer's Estimate, and included a meeting with Glenn Stock, a Honeywell familiar with the early assumptions of the project. We were also asked to revise our Engineer's Estimate several times during the process, and prepare a separate condensed version of the Estimate.

We also attended two public meetings with the Jersey City Council and prepared to provide testimony, if necessary, in support of the transaction. This preparation included additional coordination with MSB and team conference calls.

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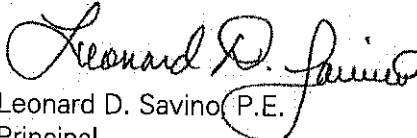
## FEE AND SCHEDULE

The fee for the work described herein is an additional \$18,000, and \$5,000 for project management and meetings/conference calls. We also suggest an allowance of \$10,000 for continued support until we have a defined scope of work for the first phase of development along Kellogg Street.

## CLOSING

We appreciate the opportunity to continue to support the City and the JCRA on this exciting project. Please call me directly at (973) 560-4584 if you have any questions regarding this proposal.

Sincerely,  
**Langan Engineering and Environmental Services, Inc.**

  
Leonard D. Savino P.E.  
Principal

NJ Certificate of Authorization No. 24GA27996400

\\langan.com\data\PAR\data\1\100287120\Management\Proposals\Change Orders\Additional Civil During Transaction\Additional Civil Services During Transaction.doc

**LANGAN**

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## AUTHORIZATION

Receipt of this Proposal, including the Schedule of Fees and the General Terms and Conditions previously submitted, is hereby acknowledged and all of the terms and conditions contained therein are accepted.

Mr. Christopher Fiore  
Assistant Executive Director  
Jersey City Redevelopment Agency  
30 Montgomery Street – Room 900  
Jersey City, NJ 07302

**Re: Proposal for Additional Civil Engineering Support During Transaction  
Bayfront Redevelopment ("The Project")  
Jersey City, New Jersey  
100287120**

**Company:** Jersey City Redevelopment Agency ("Client")

**By/Title:** Assistant Executive Director (Authorized representative)

**Signature:** Christopher Fiore

**Date:** 12/12/18

**LANGAN**



**RESOLUTION AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO PRESTIGE TITLE AGENCY TO SERVE AS TITLE AGENT FOR THE ACQUISITION OF PROPERTY WITHIN THE BAYFRONT I REDEVELOPMENT AREA**

**WHEREAS**, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), the City of Jersey City (the "**City**") adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the "**Redevelopment Plan**") to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (the "**Redevelopment Area**"); and

**WHEREAS**, in connection with the redevelopment of the Redevelopment Area, the City entered into a certain Cooperation Agreement with the Jersey City Redevelopment Agency (the "**Agency**") pursuant to which the Agency is authorized to oversee the completion of the demolition, manage the purchase and closing of the Bayfront parcels, oversee the construction of the road and utility corridors within the open space lots, manage the open space closing, oversee the construction of the infrastructure improvements and coordinate with all utilities, manage the site security, remaining environmental remediation and environmental monitoring responsibilities, market the Redevelopment Area and the negotiate redevelopment agreements with redevelopers, and procure all necessary professionals (together with all acts ancillary thereto, collectively the "**Project**"); and

**WHEREAS**, on October 10, 2018 the City finally adopted an ordinance (the "**City Ordinance**") authorizing public financing for the acquisition of approximately 70 acres of real property located within the Redevelopment Area, identified more specifically as Block 21901.01, Lots 1, 4, 6, 8 and 9 on the official tax maps of the City (the "**Development Lots**") and Block 21901, Lot 4 (the "**Trenk Lot**"), and with the Development Lots, the "**Property**") from Bayfront Redevelopment LLC ("**Bayfront**"); and

**WHEREAS**, in accordance with the City Ordinance, the City and Bayfront have executed that certain Real Estate Purchase Agreement, effective as of December 6, 2018 (the "**Purchase Agreement**") pursuant to which title of the Development Lots and the Trenk Lot shall transfer to the City; and

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, and the Redevelopment Plan, the Agency requires from time to time extraordinary unspecifiable services which are specialized and qualitative in nature; and

**WHEREAS**, under *N.J.S.A. 40A:11-2(7)* and *N.J.S.A. 40A:11-5(1)(a)(ii)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**") and *N.J.S.A. 5:34-2.1-2.3*, contracts for which the subject matter consists of extraordinary unspecifiable services may be awarded without competitive bidding; and

**WHEREAS**, under *N.J.S.A. 40A:11-5(1)(m)*, it is permissible by law that insurance contracts and insurance services can be procured as a statutorily permissible extraordinary unspecifiable service; and

**WHEREAS**, in addition, the services of a title agent for title commitments and for title insurance are specialized and qualitative in nature requiring expertise, extensive training and proven reputation in the field; and

**WHEREAS**, the Agency found that Prestige Title Agency ("**Prestige**") is most qualified to serve as title agent for the closing of the Property, as Prestige has licensed attorneys on staff which are essential due to the complex nature of this Project, all as further set forth in the certification attached hereto; and

**WHEREAS**, the title agent is also responsible for negotiating the title insurance for the Property, and Prestige has negotiated a government discount of \$1.60 per thousand for the insurance premium; and

**WHEREAS**, the Agency proposes to enter into a contract with Prestige in an amount not to exceed One Hundred and Seventy Thousand Dollars (\$170,000.00), which shall include the insurance premium of \$144,000 and ancillary costs related to the provision of title commitments and an title insurance policy, including but not limited to, title searches, tidelands review, provision of an updated survey, review of title objections, performance of closing settlement statement services and recording fees; and

**WHEREAS**, such insurance shall be in effect until the property is transferred by the City; and

**WHEREAS**, Diana H. Jeffrey, Executive Director of the Agency, has attached a Declaration for an Extraordinary Unspecifiable Service Certification with this resolution; and

**WHEREAS**, funds for this purpose shall be paid from the bond proceeds at the Closing of the Bayfront Property.

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

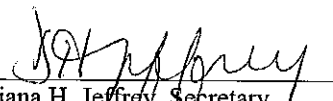
**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The Executive Director is hereby authorized and directed to enter into a contract with the Prestige to provide specialized services and expertise relating to services as the Title Agent for the Redevelopment Area. Prestige shall provide services which may include but are not limited to title commitments, procurement of a title insurance policy, title searches, tidelands review, provision of an updated survey, review of title objections and performance of closing settlement statement services. The compensation paid to Prestige shall not exceed One Hundred and Seventy Thousand Dollars (\$170,000.00). Such compensation shall include all overhead costs and basic support services incurred by Prestige. The Agency will not reimburse the Contractor costs deemed by the Agency to be part of the Prestige's overhead costs and basic support services.

**Section 3.** The Executive Director is hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

**Section 4.** The Agency shall, pursuant to *N.J.S.A. 40A:11-5(1)(a)(ii)*, publish notice in a newspaper of general circulation stating the nature, duration, service, and amount of the Extraordinary Unspecifiable Services Agreement, and further stating that copies of this Resolution and the agreement are on file and available at the Agency's office.

**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 December 18, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 ADNAN SALEH, OR AN ENTITY FORMED BY HIM, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 22605, LOT 31 WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City (the “**City**”) has designated that certain area known as the Jackson Hill 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 Jackson Hill 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**, Adnan Saleh, or an entity formed by him (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 22605, Lot 31 (the “**Property**”) with a two-story commercial building containing approximately 5,000 square feet of retail space on the ground floor and approximately 2,900 square feet of office space on the second floor (the “**Project**”); and

**WHEREAS**, the Agency wishes to designate Adnan Saleh, or an entity formed by him, as redeveloper of the Property and commence the negotiation of a redevelopment agreement,

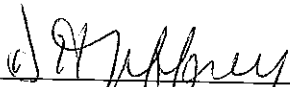
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

**Section 2.** Adnan Saleh, or an entity formed by him, is hereby designated as the Redeveloper of the Property for a period of 120 days from the date hereof, ending on April 17, 2019 unless extended for a period of no more than 30 days by the Executive Director in her sole discretion.

**Section 3.** If, on April 17, 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 Adnan Saleh, or an entity formed by him, as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

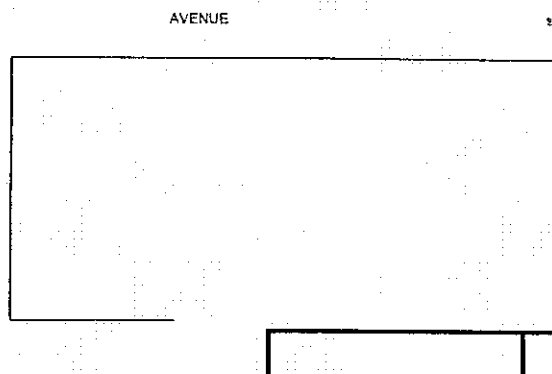
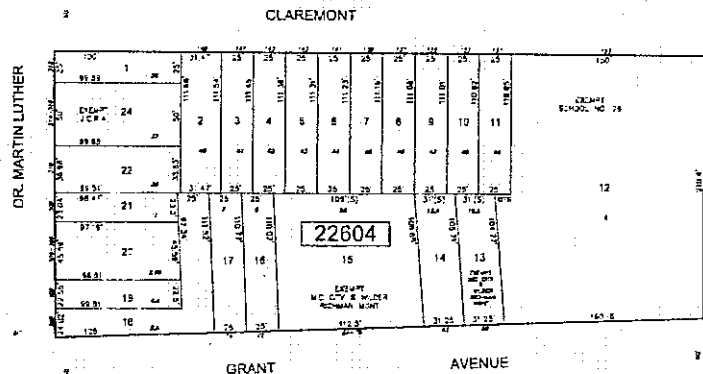
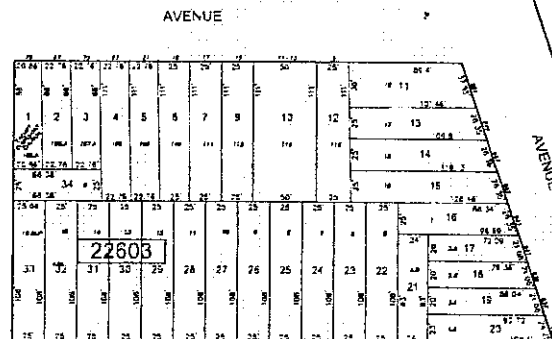
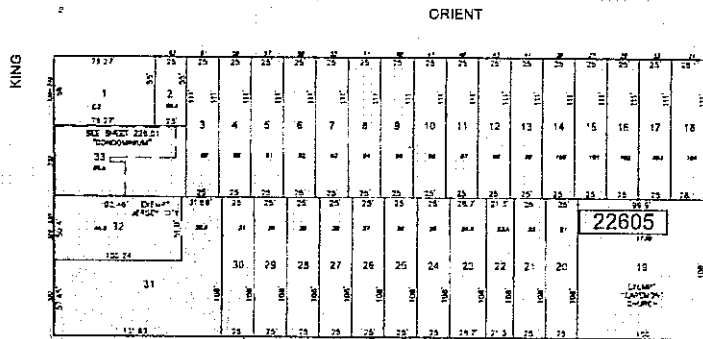
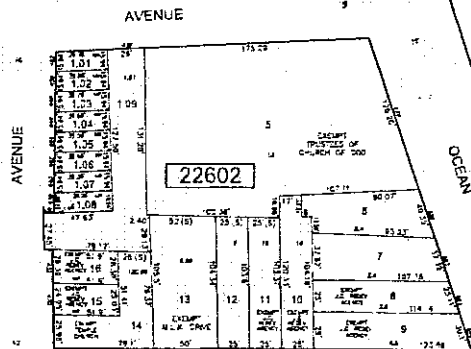
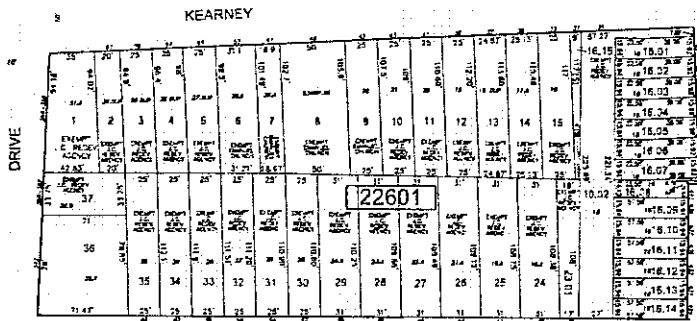
**Section 4.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

  
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 December 18, 2018.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 212



SEE SHEET 232

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

TA  
CITY OF  
HUDSON CO.  
SCALE: 1" = 100'  
RICHARD A. M.  
T.S.  
11 TWCALL RCH  
NEL

ARH - CO#240427973350

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT AMONG THE JERSEY CITY REDEVELOPMENT AGENCY, MARTIN LUTHER KING DRIVE URBAN RENEWAL JOINT VENTURE PARTNERSHIP, 342 INVESTORS, LLC AND HUB PARTNERS, LLC, FOR THE REDEVELOPMENT OF A MUNICIPAL BUILDING AND MUNICIPAL PARKING DECK IN THE JACKSON HILL REDEVELOPMENT AREA**

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

**WHEREAS**, the Jersey City Redevelopment Agency (the "Agency") was established as an instrumentality of the City of Jersey City (the "City") pursuant to the provisions of the Redevelopment Law, and has been designated by the City as the redevelopment entity for the Jackson Hill Redevelopment Area (the "Redevelopment Area"); and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City enacted by ordinance that certain "Jackson Hill Redevelopment Plan" (as subsequently amended, supplemented or succeeded by ordinances of the City (the "Redevelopment Plan")); and

**WHEREAS**, the Agency, Martin Luther King Drive Urban Renewal Joint Venture Partnership (the "JVP"), and Hub Partners, LLC ("HUB Partners") previously entered into that certain redevelopment agreement dated, March 19, 2014 (the "2014 Agreement"); First Amendment dated June 30, 2015 ("First Amendment"; and Second Amendment dated April 2, 2018 ("Second Amendment") (collectively, the "Redevelopment Agreement"); and

**WHEREAS**, the Redevelopment Agreement provides that the JVP or HUB Partners shall be designated developer of certain property referred to as the Thomas Jackson/Davita Land, which consists of Block 22601, Lots 1-5, 10-15, 24-35 and 37 (the "Thomas Jackson/Davita Land"); and

**WHEREAS**, the Second Amendment designated 342 Investors, LLC ("342 Investors") as the redeveloper of the Municipal Office Project as defined therein which includes the construction of a municipal office, meeting space and parking deck on the Municipal Project Site as defined therein; and

**WHEREAS**, the Second Amendment amends Section 15.5 of the Redevelopment Agreement to provide that 342 Investors, LLC shall have the right to purchase the Agency's fifteen percent (15%) interest in the Thomas Jackson/Davita Land as the designated redeveloper of the Municipal Project Site; and

**WHEREAS**, the parties have determined that Block 22601, Lots 1-5 of the Thomas Jackson/Davita Land are no longer necessary to construct the Municipal Project Site except to provide access and staging during construction and may be developed for a public purpose in accordance with the Redevelopment Plan and subject to Agency approval (the "Lots 1-5 Project"); and

**WHEREAS**, the parties have agreed to amend the definition of the "Municipal Project Site" in the Second Amendment to remove Block 22601, Lots 1-5; and

**WHEREAS**, the Agency at the request of the parties desires to re-designate HUB Partners, LLC as the redeveloper for the Lots 1-5 Project and the parties agreed to extend the purchase option for those lots until December 15, 2020 so that the Agency and HUB can work together to develop a project that will serve the needs of the community in conformance with the Redevelopment Plan, which will be addressed in a subsequent amendment to the Redevelopment Agreement; and

**WHEREAS**, the Agency has authorized a construction easement to 342 Investors, LLC, over the Lots 1-5 Project land to facilitate the development of the Municipal Project Site; and

**WHEREAS**, the Agency, the JVP, 342 Investors and Hub Partners now wish to further amend the Redevelopment Agreement (the "Third Amendment") to reflect the aforementioned changes and other provisions necessary to facilitate the development of the Municipal Project Site; and

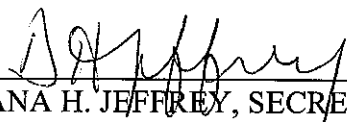
**WHEREAS**, the Third Amendment shall be made a part of this Resolution subject to the review of counsel for Agency.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Redevelopment Agreement among the Agency, the JVP, the HUB partners and 342 Investors is hereby amended to designate HUB Partners as the redeveloper of the Lots 1-5 Project.
3. The Executive Director is hereby authorized to execute the Third Amendment and the Deed and other documents necessary to transfer title to the Municipal Project Site to 342 Investors, LLC.
4. The Executive Director is hereby authorized to execute a construction easement between the Agency and 342 Investor to facilitate construction of the Municipal Project Site.

5. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this Resolution.
6. 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.
7. A copy of this resolution shall be available for public inspection at the offices of the Agency.
8. 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 December 18, 2018.

  
 DIANA H. JEFFREY, SECRETARY

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



**RESOLUTION AUTHORIZING THE CONVEYANCE OF JERSEY CITY  
REDEVELOPMENT AGENCY PROPERTY LOCATED AT BLOCK  
25301, LOT 92 A/K/A 254 MARTIN LUTHER KING DRIVE TO THE  
URBAN LEAGUE OF HUDSON COUNTY 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 25301, Lot 92 , also known as 254 Martin Luther King Drive (the "**Property**"), which Property is within the Redevelopment Area and subject to the Redevelopment Plan; and

**WHEREAS**, on September 20, 2011 the Agency's Board of Commissioners approved Resolution 11-09-25 conveying the Property to the Urban League of Hudson County (the, "**ULOHC**") for the construction of a parking lot; and

**WHEREAS**, per the records of the City Tax Assessor, the Agency is still the owner of the Property; and

**WHEREAS**, after extensive research, the Agency staff and the Hudson County Registrar have determined that a deed conveying the Property to the ULOHC was not recorded; and

**WHEREAS**, the staff of the Agency recommends that the Property now be conveyed to the ULOHC for the nominal consideration of one-dollar (\$1.00).

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that it approves the conveyance of the Property from the Jersey City Redevelopment Agency to the Urban League of Hudson County for the nominal consideration of one-dollar (\$1.00) ; and

**BE IT FURTHER RESOLVED**, that the Chairman, Vice-Chairman, Secretary and/or Executive Director 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.

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 December 18, 2018.

  
DIANA H. JEFFREY, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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 JERSEY PARK INFRASTRUCTURE, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 255-259 COLES STREET, OTHERWISE COMMONLY KNOWN AS THE "STATCO BUILDING", AND CERTAIN PUBLIC IMPROVEMENTS WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA**

**WHEREAS**, at its meeting of December 19, 2017 the Jersey City Redevelopment Agency's (the "**Agency**") Board of Commissioners (the "**Commission**") designated Jersey Park Infrastructure, LLC as the Redeveloper (the "**Redeveloper**") of public improvements that will serve the existing residential neighborhood as well as future development projects in the area bounded by Jersey Avenue to the east, Monmouth Street to the west, 18th Street to the north and 14th Street to the south (the "**Public Improvements**");

**WHEREAS**, at said meeting, Jersey Park Infrastructure, LLC was also designated Redeveloper for property at 255-259 Coles Street in Block 6903, Lots 2 and 3 aka the Statco building for the purpose of providing a new public safety facility (the "**Statco Building**", and together with the Public Improvements, the "**Property**"); and

**WHEREAS**, the initial designation of the Redeveloper for the Property was set to expire on June 30, 2018, and therefore on June 19, 2018, the Commission authorized an extension through December 18, 2018; and

**WHEREAS**, Agency staff and special counsel are in the process of negotiating a redevelopment agreement with the Redeveloper; and

**WHEREAS**, the Redeveloper has requested an extension of its designation so that they may continue negotiating the terms of the Redevelopment Agreement; and

**WHEREAS**, staff deems it appropriate to extend the designation until April 30, 2019 with an additional sixty (60) days extension, at the sole discretion of the Agency's Executive Director.

**NOW, THEREFORE, BE IT RESOLVED** that 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 of Jersey Park Infrastructure LLC, as the redeveloper of the Property is hereby extended until April 30, 2019, with an additional sixty (60) days extension, at the sole discretion of the Agency's Executive Director, to allow the Agency and the Redeveloper to complete the 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 their Regular Meeting of December 18, 2018.

  
DIANA H. JEFFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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 THE NAMDAR GROUP AS REDEVELOPER FOR PROPERTY WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

**WHEREAS**, at its meeting of February 20, 2018 the Jersey City Redevelopment Agency's (the "**Agency**") Board of Commissioners (the "**Commission**") designated the Namdar Group (or an entity to be formed by them) as the Redeveloper (the "**Redeveloper**") of property located at Block 7903, Lots 19, 38 and 39 and Block 7902, Lots 43 and 44 within the Journal Square 2060 Redevelopment Area (the "**Property**");

**WHEREAS**, the project consisting of three mixed-use buildings together with a new pedestrian walkway named the "Homestead Walkway" will be designed to complement the surrounding neighborhood and offer commercial/retail space on the ground floor of each building and;

**WHEREAS**, the initial designation of the Redeveloper for the Property has expired; and

**WHEREAS**, Agency staff and special counsel are in the process of negotiating a redevelopment agreement with the Redeveloper; and

**WHEREAS**, the Redeveloper has requested an extension of its designation so that they may continue negotiating the terms of the Redevelopment Agreement; and

**WHEREAS**, staff deems it appropriate to extend the designation until April 30, 2019 with an additional sixty (60) days extension, at the sole discretion of the Agency's Executive Director.

**NOW, THEREFORE, BE IT RESOLVED** that 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 of the Namdar Group (or an entity to be formed by them), as the redeveloper of the Property is hereby extended until April 30, 2019, with an additional sixty (60) days extension, at the sole discretion of the Agency's Executive Director, to allow the Agency and the Redeveloper to complete the negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

**Section 3.** The conditions and contingencies applicable against the Redeveloper as set forth in the February 20, 2018 resolution are incorporated herein as if set forth at length.

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

**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 their Regular Meeting of December 18, 2018.

  
DIANA H. JEFFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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 THE NAMDAR GROUP AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 8101, LOTS 28 AND 29 A/K/A 630-632 NEWARK AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

**WHEREAS**, at its meeting of February 20, 2018 the Jersey City Redevelopment Agency's (the "**Agency**") Board of Commissioners (the "**Commission**") designated the Namdar Group (or an entity to be formed by them) as the Redeveloper (the "**Redeveloper**") of property located at Block 8101, Lots 28 and 29, commonly known as 630-632 Newark Avenue, within the Journal Square 2060 Redevelopment Area (the "**Property**");

**WHEREAS**, the project is expected to consist of approximately 450 residential units, together with ground floor commercial and retail space, all along a new Central Avenue connector road;

**WHEREAS**, the initial designation of the Redeveloper for the Property has expired; and

**WHEREAS**, Agency staff and special counsel are in the process of negotiating a redevelopment agreement with the Redeveloper; and

**WHEREAS**, the Redeveloper has requested an extension of its designation so that they may continue negotiating the terms of the Redevelopment Agreement; and

**WHEREAS**, staff deems it appropriate to extend the designation until April 30, 2019 with an additional sixty (60) days extension, at the sole discretion of the Agency's Executive Director.

**NOW, THEREFORE, BE IT RESOLVED** that 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 of the Namdar Group (or an entity to be formed by them), as the redeveloper of the Property is hereby extended until April 30, 2019, with an additional sixty (60) days extension, at the sole discretion of the Agency's Executive Director, to allow the Agency and the Redeveloper to complete the negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

**Section 3.** The conditions and contingencies applicable against the Redeveloper as set forth in the February 20, 2018 resolution are incorporated herein as if set forth at length.

**Section 4.** The Chair, Vice-Chair, 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 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 their Regular Meeting of December 18, 2018.

  
DIANA H. JEEFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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 A REDEVELOPMENT AGREEMENT WITH 327 COMMUNIPAW AVE. LLC FOR THE REDEVELOPMENT 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**, on September 17, 2018, the Agency extended Redeveloper's designation as redeveloper of the Property until January 15, 2019, subject to further extension for one (1) additional period of thirty (30) days in the sole discretion of the Executive Director; and

**WHEREAS**, the Agency now wishes to authorize the execution of a redevelopment agreement with the Redeveloper for the redevelopment of the Property with a five (5) story multifamily mixed use building with approximately two thousand and fifteen (2,015) square feet of ground floor retail space, sixteen (16) residential units, of which one (1) unit shall be maintained and deed-restricted as affordable housing, together with certain related on-site and off-site improvements, all as further described in the agreement (collectively, the "**Project**");

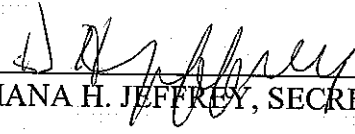
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

**Section 2.** The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Redevelopment Amendment, in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with Counsel, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with Counsel.

**Section 3.** 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 December 18, 2018.

  
DIANA H. JEFFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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 CONVEYANCE OF PROPERTY AND EXECUTION OF PROJECT AGREEMENTS REGARDING POWERHOUSE REDEVELOPMENT**

**WHEREAS**, Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”) with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, the City previously designated an area within its limits (the “**Hudson Exchange Redevelopment Area**”) as an area in need of redevelopment under the predecessor laws to the Redevelopment Law (the “**Predecessor Redevelopment Laws**”); and

**WHEREAS**, under the Predecessor Redevelopment Laws, the City adopted the “Hudson Exchange Redevelopment Plan”, dated November 1983 (as revised as of November 2004 and as thereafter amended, the “**Redevelopment Plan**”), applicable to the Hudson Exchange Redevelopment Area; and

**WHEREAS**, the City owns, within the Hudson Exchange Redevelopment Area, a parcel designated as Block 11603, Lot 37 on the City’s tax maps (the “**City Parcel**”); and

**WHEREAS**, the Agency owns, within the Hudson Exchange Redevelopment Area, a parcel designated as Block 11603, Lot 38 on the City’s tax maps (the “**Agency Parcel**” and, together with the City Parcel, the “**Property**”); and

**WHEREAS**, the Port Authority of NY/NJ (the “**PA**”) and its subsidiary Port Authority Trans-Hudson Corp (“**PATH**”) own property in the City, which property is exempt from property taxation under N.J.S.A. 32:1-35.60 and 32:1-144; and

**WHEREAS**, the City previously entered into various agreements with the PA and PATH in connection with payments in lieu of taxes (“**PILOTs**”) each agreed to pay the City for various properties; and

**WHEREAS**, in 2014, the City filed a complaint in the United States District Court contending that (a) the PA and PATH failed to either pay taxes or enter into PILOT Agreements for certain properties, (b) where the PA entered into PILOT Agreements, the terms of those agreements must be reformed and (c) certain PA properties lost their tax-exempt status because they were leased to non-exempt third parties (the “**Litigation**”); and

**WHEREAS**, the City, the PA and PATH have agreed to settle the Litigation under terms summarized herein, which terms will be memorialized in certain agreements, including a Settlement Agreement by and among the City, the PA and PATH (the “**Settlement Agreement**”); and

**WHEREAS**, as part of the settlement of the Litigation, (i) the PA and PATH will make certain payments to the City for outstanding PILOTs going back to 2014, (ii) the City, the PA and PATH will enter into new PILOT Agreements for properties owned by the PA and PATH, and (iii) the Litigation will be dismissed; and

**WHEREAS**, in addition to the foregoing terms, PATH owns a property in the City, Block 11609, Lot 1 (the "**Old PATH Parcel**"), whereon is located a substation providing power for the PATH system (the "**Old PATH Substation**"); and

**WHEREAS**, PATH desires to make substantial upgrades to its substation facilities; and

**WHEREAS**, the City, the Agency and PATH will enter into an Agreement for Purchase, Sale and Exchange of Real Property (the "**Property Conveyance Agreement**"), pursuant to which (i) PATH will convey the Old PATH Parcel to the Agency and (ii) the City and Agency will convey to PATH their respective interests in the Property, on which PATH will construct a new substation (the "**New PATH Substation**"); and

**WHEREAS**, in exchange for the Property, PATH will pay to the City and/or the Agency \$17,750,000 in 3 equal installments, the proceeds of which may be used for any lawful purposes; and

**WHEREAS**, PATH will also undertake a study to determine the feasibility of locating an additional PATH station in the Marion area of the City; and

**WHEREAS**, PATH will continue to use the Old PATH Substation while the New PATH Substation is being constructed and, toward that end, the Agency and PATH will enter into a Lease Agreement (the "**Lease Agreement**"), pursuant to which, after PATH conveys the Old PATH Parcel to the Agency, PATH will lease such parcel back from the Agency for a term of 4 years, with an option for an additional 4 year term, for a nominal rent; and

**WHEREAS**, during this term, the Agency will maintain and stabilize the Old PATH Parcel against further deterioration using \$1,300,000 previously paid to the City from PATH (the "**Stabilization Funds**") under that certain Memorandum of Understanding, dated May 15, 2008; and

**WHEREAS**, the City and/or the Agency may retain any Stabilization Funds not needed to maintain/stabilize the Old PATH Parcel and may use such excess funds for any lawful purposes; and

**WHEREAS**, the City and the Agency will also enter into an easement agreement with PATH (the "**PATH Easement Agreement**"), under which the City and the Agency, as applicable, will grant to PATH (i) unrestricted, permanent access to existing PATH emergency tunnel egress shafts and electrical manholes/vaults, as well as access to certain portions of properties owned by the City and the Agency to enable PATH to perform flood protection and resiliency work for the New PATH Substation (the "**Permanent Easement**") and (ii) limited, temporary access for New PATH Substation construction staging purposes (the "**Temporary Easement**"); and

**WHEREAS**, after the Lease Agreement expires, a redeveloper to be designated by the Agency (the "**Redeveloper**") will be required to remove PATH fixtures and personal property from the Old PATH Parcel, including power generation equipment, and such Redeveloper (or, in the alternative, the City or Agency) will be required to conduct environmental remediation thereon and indemnify the PA and PATH for costs associated with such remediation; and

**WHEREAS**, PATH will contribute \$300,000 toward the cost of such PATH equipment removal; and

**WHEREAS**, the Agency will ultimately be required to convey the Old PATH Parcel to the Redeveloper for a nominal amount and the Redeveloper will be required to rehabilitate same; and

**WHEREAS**, the Agency, the City, PATH and the PA will enter into an agreement (the "**Future Revenue Agreement**") and, together with the Property Conveyance Agreement, the Lease Agreement and the PATH Easement Agreement, the "**Project Agreements**") providing that, in the event the City or the Agency enter into a revenue sharing arrangement with the Redeveloper, the City and/or the Agency will be required to split such revenues equally with the PA and PATH; and

**WHEREAS**, the Agency desires to approve the aforementioned Project Agreements, authorize the execution thereof, and authorize certain other actions and determinations in connection therewith.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the above recitals are incorporated herein as if fully set forth at length.

**BE IT FURTHER RESOLVED** that the transaction described in this Resolution, and in the Property Conveyance Agreement, the Lease Agreement, the PATH Easement Agreement and the Future Revenue Agreement, including the conveyance, by the Agency of the Agency Parcel to PATH and the acceptance, by the Agency from PATH, of the Old PATH Parcel, is hereby approved.

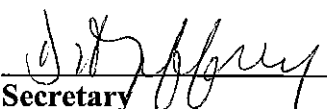
**BE IT FURTHER RESOLVED** that the Chairperson, Vice Chairperson, Executive Director and/or Secretary are hereby authorized to execute and deliver the: (a) Property Conveyance Agreement, (b) Lease Agreement, (c) PATH Easement Agreement and (d) Future Revenue Agreement, in each case in substantially the same form as that on file with the Agency as of the date hereof, together with any changes, insertions and omissions thereto as such officer deems to be necessary or desirable for the execution thereof, subject to the review and approval of the Agency's General Counsel.

**BE IT FURTHER RESOLVED** that the Chairperson, Vice Chairperson, Executive Director and/or Secretary are each further authorized to take such actions or refrain from such actions, and to execute and deliver any documents, instruments and/or agreements, between and among the PA, PATH, the City and the Agency, as applicable, necessary to effectuate the transactions described in this Resolution, subject to the review and approval of the Agency's General Counsel. Said authorization includes accepting a Deed and any and all associated

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documents or instruments from PATH with respect to the Old PATH Parcel, and the execution and delivery of any documents or instruments by the Agency, including a Deed and any and all associated documents or instruments with respect to the Agency Parcel, as are required to effectuate said sale and property transfer. Any and all actions taken heretofore with respect to the transaction contemplated hereby are ratified and confirmed.

**BE IT FURTHER RESOLVED** that the Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director as previously authorized by Resolution No. SP17-05-5, adopted on May 2, 2017.

  
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 December 18, 2018.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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 THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 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**, the Agency has designated St. George and St. Shenuda Coptic Orthodox Church (the “**Redeveloper**”) as redeveloper of the Property through January 15, 2019; and

**WHEREAS**, the Redeveloper, either itself or through an affiliate, has acquired the Property and proposes to redevelop the same with a religious, educational, athletic and community facility composed of two buildings, together with ancillary surface parking, curbing, sidewalks and lighting (collectively, the “**Project**”); and

**WHEREAS**, the Agency wishes to authorize the execution of a redevelopment agreement with the Redeveloper for 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 Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Redevelopment Amendment, in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with Counsel, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with Counsel.

**Section 3.** 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 December 18, 2018.

  
 DIANA H. JEFFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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  
QUALIFYING LAW FIRMS FOR VARIOUS LEGAL  
SERVICES IN ALL PROJECT AREAS**

**WHEREAS**, in compliance with N.J.S.A. 40A:20.4 (Pay to Play Law), the Jersey City Redevelopment Agency issued an RFQ (Request for Qualifications) for Redevelopment Special Counsel services on November 23, 2018; and

**WHEREAS**, the Agency received numerous responses to the RFQ and desires to qualify the following firms:

Eric M. Bernstein & Associates, LLC of Warren, NJ  
McNally, Yaros, Kaczynski & Lime, LLC of Somerville, NJ  
GluckWalrath, LLC of Trenton, NJ  
Archer & Greiner, PC of Red Bank, NJ.  
Kinsey, Lisovicz, Reilly & Wolf of Cherry Hill, NJ  
Florio, Kenny & Raval, of Hoboken, NJ  
The Law Offices of Wanda Chin Monahan, LLC of Westfield, NJ  
Chasen Leyner of Secaucus, NJ  
McManimon, Scotland & Baumann of Roseland, NJ  
Johnson and Johnson of Florham Park, NJ

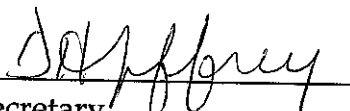
**WHEREAS**, for all firms the billing would be at \$175.00 per hour rate and for a sum not to exceed a specified amount to be determined by the Agency on a case by case basis.

**WHEREAS**, with regard to matters involving redevelopers or prospective redevelopers the qualified firms may negotiate a rate above the \$175.00/hour Agency rate.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that Eric M. Bernstein & Associates, LLC of Warren, NJ; McNally, Yaros, Kaczynski & Lime, LLC of Somerville, NJ; GluckWalrath, LLC of Trenton, NJ; Archer & Greiner, PC of Red Bank, NJ; Kinsey, Lisovicz, Reilly & Wolf of Cherry Hill, NJ; Florio, Kenny & Raval, of Hoboken, NJ; The Law Office of Wanda Chin Monahan, LLC of Westfield, NJ; Chasen Leyner of Secaucus, NJ, McManimon, Scotland &

Baumann of Roseland, NJ and Johnson and Johnson of Florham Park, NJ. be considered qualified to enter into Professional Services Agreements with the Agency for the purposes of legal representation in connection with the various redevelopment projects being undertaken by the Agency.

**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 the Resolution adopted by the Board of Commissioners at it meeting of December 18, 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	✓			

# 2019 ADOPTED BUDGET RESOLUTION

## Jersey City Redevelopment Agency

(Name)

### AUTHORITY

**FISCAL YEAR:** FROM: January 1, 2019 TO: December 31, 2019

WHEREAS, the Annual Budget for the Jersey City Redevelopment Agency for the fiscal year beginning January 1, 2019 and ending, December 31, 2019 has been presented for adoption before the governing body of the Jersey City Redevelopment Agency at its open public meeting of December 18, 2018; and


WHEREAS, the Annual Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 2,325,000, Total Appropriations, including any Accumulated Deficit if any, of \$ 3,075,000 and Total Unrestricted Net Position utilized of \$ 750,000; and

WHEREAS, there are no anticipated Capital Projects, therefore no Capital Budget is presented; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Redevelopment Agency, at an open public meeting held on December 18, 2018 that the Annual Budget of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2019 and, ending, December 31, 2019 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

  
(Secretary's Signature)

12/18/18  
(Date)

Governing Body

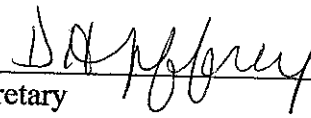
Recorded Vote

Member:	Aye	Nay	Abstain	Absent
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 ACCOUNTS/INVOICES PAYABLE LIST  
AS OF DECEMBER 18, 2018**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of December 18, 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 December 18, 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 December 18, 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	✓			

# Jersey City Redevelopment Agency

Batch number: 0  
 Description: Accounts Payable - 12/5/2018  
 Batch validated successfully

Transactions: 4  
 Balance: \$ 0.00  
 Status: Open  
 Date posted: Not Posted  
 Posted by:  
 Created on: 12/5/2018  
 Created by: Supervisor  
 Last changed on: 12/5/2018  
 Notes:

Trans.	Account Number	Journal	Reference	Date	Debit Amount	Credit Amount	Project ID
1 (R)	10-5300-00	Accounts Payable	PETROCCI AGENCY, LLC-11/28/18-Insurance Renewal P	11/28/2018	\$4,527.00		
2 (R)	10-2000-00	Accounts Payable	PETROCCI AGENCY, LLC-11/28/18	11/28/2018		\$4,527.00	2757
3 (R)	10-2000-00	Accounts Payable	PETROCCI AGENCY, LLC-Computer Check-3045	12/5/2018	\$4,527.00		
4 (R)	10-1000-00	Accounts Payable	PETROCCI AGENCY, LLC-Computer Check-3045	12/5/2018		\$4,527.00	

Total Regular Transactions:

\$9,054.00

\$9,054.00

## Balancing Information

Fund	Fiscal Year	Period	Total Debits	Total Credits	Message
10	2018	11	\$4,527.00	\$4,527.00	
10	2018	12	\$4,527.00	\$4,527.00	
<b>Journal</b>	<b>Fiscal Year</b>	<b>Period</b>	<b>Total Debits</b>	<b>Total Credits</b>	<b>Message</b>
Accounts Payable	2018	11	\$4,527.00	\$4,527.00	
Accounts Payable	2018	12	\$4,527.00	\$4,527.00	
<b>Class - Fund</b>	<b>Fiscal Year</b>	<b>Period</b>	<b>Total Debits</b>	<b>Total Credits</b>	<b>Message</b>
Unrestricted Net Assets - 10	2018	11	\$4,527.00	\$4,527.00	
Unrestricted Net Assets - 10	2018	12	\$4,527.00	\$4,527.00	

# Jersey City Redevelopment Agency

## Batch Validation Report

Batch 0 - Accounts Payable - 12/10/2018

Batch number: 0  
Description: Accounts Payable - 12/10/2018  
Batch validated successfully

Transactions: 160

Balance: \$ 0.00

Status: Open

Date posted: Not Posted

Posted by:

Created on: 12/10/2018

Created by: Supervisor

Last changed on: 12/10/2018

Notes:

Trans.	Account Number	Journal	Reference	Date	Debit Amount	Credit Amount	Project ID
1 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7045564600-407 Ocean Avenue	10/17/2018			
2 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7045564600	10/17/2018	\$34.11		
3 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7235763418-292 MLK Drive - 1	10/18/2018		\$34.11	2753
4 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7235763418	10/18/2018	\$58.42		
5 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7045565100-405 Ocean Avenue	10/17/2018		\$58.42	9999
6 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997206-665 Ocean Avenue	10/18/2018	\$175.31		
7 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997206	10/18/2018		\$175.31	2752
8 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997206	10/18/2018	\$122.72		
9 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7278498309-152 MLK Drive A	10/18/2018		\$122.72	9999
10 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7278498309	10/18/2018	\$16.48		
11 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7278498201-152 MLK Apt 1	10/18/2018		\$16.48	2750
12 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7278498201	10/18/2018	\$19.06		
13 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7278506808-152 MLK Drive (	10/18/2018		\$19.06	2750
14 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7045141718-407 Ocean Avenue	10/17/2018	\$163.90		
15 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7045141904-407 Ocean Avenue	10/17/2018		\$163.90	2753
16 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7045141904	10/17/2018	\$19.66		
17 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7045516118-405 Ocean Avenue	10/17/2018		\$19.66	2753
18 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7045516118	10/18/2018	\$76.56		
19 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7278039002-152 MLK Drive (	10/18/2018		\$76.56	2753
20 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7278039002	10/18/2018	\$660.75		
21 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402-152 MLK DRIVE	10/18/2018		\$660.75	2750
22 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/18/2018	\$16.48		
23 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/19/2018		\$16.48	2750
24 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/19/2018	\$2,550.00		
25 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/19/2018		\$2,550.00	2757
26 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/19/2018	\$320.00		
27 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/17/2018		\$320.00	2752
28 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/17/2018	\$453.00		
29 (R)	10-5107-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/31/2018		\$453.00	0156
30 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/18/2018	\$3,500.00		
31 (R)	10-5205-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/18/2018		\$3,500.00	0134
32 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/18/2018		\$3,500.00	
33 (R)	10-5111-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/18/2018		\$3,500.00	
34 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/18/2018		\$3,500.00	
35 (R)	10-5105-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/18/2018		\$3,500.00	
36 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7277498402	10/18/2018		\$3,500.00	

# Jersey City Redevelopment Agency

## Batch Validation Report

Batch 0 - Accounts Payable - 12/10/2018

Trans.	Account Number	Journal	Reference	Date	Debit Amount	Credit Amount	Project ID
37 (R)	10-5111-00	Accounts Payable	HUDSON REALTY ABSTRA-HR32998-Updated Tax Se	7/31/2018			
38 (R)	10-2000-00	Accounts Payable	HUDSON REALTY ABSTRA-HR32998	7/31/2018	\$739.00		0134
39 (R)	10-5202-00	Accounts Payable	JC MUNICIPAL UTILITI-30306348540000-Water Charges	10/17/2018		\$739.00	
40 (R)	10-2000-00	Accounts Payable	JC MUNICIPAL UTILITI-30306348540000	10/17/2018	\$322.54		
41 (R)	10-5202-00	Accounts Payable	JC MUNICIPAL UTILITI-30300516440000-Water Charges	10/17/2018		\$322.54	2752
42 (R)	10-2000-00	Accounts Payable	JC MUNICIPAL UTILITI-30300516440000	10/17/2018	\$4,499.20		
43 (R)	10-5205-00	Accounts Payable	JERSEY CITY DEPT. OF-Block 221101 Lot 934-Violation	10/18/2018		\$4,499.20	2750
44 (R)	10-2000-00	Accounts Payable	J & B LANDSCAPE, INC-27925-Betz- Monthly Maintena	10/21/2018	\$888.80		
45 (R)	10-5203-00	Accounts Payable	COONEY BOVASSO REALT-18-4814-Real Estate Valu	3/23/2018	\$1,097.50		
46 (R)	10-2000-00	Accounts Payable	COONEY BOVASSO REALT-18-4814	3/23/2018	\$4,800.00		
47 (R)	10-5205-00	Accounts Payable	COMCAST-8499 05 354 3697536-25 Journal Square - Co	10/10/2018	\$179.21		
48 (R)	10-2000-00	Accounts Payable	COMCAST-8499 05 354 3697536	10/10/2018	\$179.21		
49 (R)	10-5205-00	Accounts Payable	O'Donnell & Naccarat-104850-25 Pathside Bldg - Suite 600	9/14/2018	\$1,050.00		
50 (R)	10-2000-00	Accounts Payable	O'Donnell & Naccarat-104850	9/14/2018	\$1,050.00		
51 (R)	10-5104-00	Accounts Payable	O'Donnell & Naccarat-105387-25 Pathside Bldg 2018 Faza	11/9/2018	\$5,250.00		
52 (R)	10-2000-00	Accounts Payable	PETROCCI AGENCY, LLC-101 PRG 0101314-00-84 Sip A	11/7/2018	\$661.50		
53 (R)	10-5104-00	Accounts Payable	PETROCCI AGENCY, LLC-101 PRG 0101314-00	11/7/2018	\$661.50		
54 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7235763302-292 MLK Drive H	10/18/2018	\$36.54		
55 (R)	10-5104-00	Accounts Payable	PUBLIC SERVICE ELECT-7235763302	10/18/2018	\$36.54		
56 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997508-665 Ocean Avenue	10/18/2018	\$105.21		
57 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997508	10/18/2018	\$105.21		
58 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997605-665 Ocean Avenue	10/18/2018	\$149.49		
59 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997605	10/18/2018	\$149.49		
60 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997400-554 Ocean Avenue	10/18/2018	\$114.41		
61 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997400	10/18/2018	\$114.41		
62 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997109-665 Ocean Avenue	10/18/2018	\$177.96		
63 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997109	10/18/2018	\$177.96		
64 (R)	10-2000-00	Accounts Payable	INTEGRA REALTY RESOU-19645-405 Whiton Avenue	10/29/2018	\$600.00		
65 (R)	10-5201-00	Accounts Payable	INTEGRA REALTY RESOU-19645	10/29/2018	\$600.00		
66 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-4249703118-25 Journal Square	11/12/2018	\$15,720.51		
67 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-4249703118	11/12/2018	\$15,720.51		
68 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997907-665 Ocean Avenue	10/19/2018	\$1,073.31		
69 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997907	10/19/2018	\$1,073.31		
70 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997818-665 Ocean Avenue	10/18/2018	\$62.40		
71 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997818	10/18/2018	\$62.40		
72 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997702-665 Ocean Avenue	10/18/2018	\$52.84		
73 (R)	10-5201-00	Accounts Payable	PUBLIC SERVICE ELECT-7272997702	10/18/2018	\$52.84		
74 (R)	10-2000-00	Accounts Payable	UNITED WAY OF HUDSON-J.G. 08/29-10/01-554 Ocean	8/29/2018	\$8,840.00		
75 (R)	10-5201-00	Accounts Payable	UNITED WAY OF HUDSON-J.G. 08/29-10/01	8/29/2018	\$8,840.00		
76 (R)	10-2000-00	Accounts Payable	21 CONTRACTING LLC-Invoice # 1-292 MLK Sidewalk R	11/10/2018	\$2,675.00		
77 (R)	10-5105-00	Accounts Payable	21 CONTRACTING LLC-Invoice # 1	11/10/2018	\$2,675.00		
78 (R)	10-2000-00	Accounts Payable	21 CONTRACTING LLC-Invoice # 3-8-10 Orent Fence Ins	11/14/2018	\$9,880.00		
79 (R)	10-5205-00	Accounts Payable	21 CONTRACTING LLC-Invoice # 3	11/14/2018	\$9,880.00		
80 (R)	10-2000-00	Accounts Payable	21 CONTRACTING LLC-Invoice # 2-152 MLK- Remove a	11/8/2018	\$900.00		
81 (R)	10-5105-00	Accounts Payable	21 CONTRACTING LLC-Invoice # 2	11/8/2018	\$900.00		
82 (R)	10-2000-00	Accounts Payable					
83 (R)	10-5105-00	Accounts Payable					
84 (R)	10-2000-00	Accounts Payable					

# Jersey City Redevelopment Agency

## Batch Validation Report

Batch 0 - Accounts Payable - 12/10/2018

Trans.	Account Number	Journal	Reference	Date	Debit Amount	Credit Amount	Project ID
85 (R)	10-5300-00	Accounts Payable	PETROCCI AGENCY, LLC-P041710789-Insurance Rene	10/17/2018			
86 (R)	10-2000-00	Accounts Payable	PETROCCI AGENCY, LLC-P041710789	10/17/2018	\$656.92	\$656.92	9999
87 (R)	10-2000-00	Accounts Payable	COONEY BOVASSO REALT-Computer Check-3050	12/10/2018	\$4,800.00		
88 (R)	10-1000-00	Accounts Payable	COONEY BOVASSO REALT-Computer Check-3050	12/10/2018		\$4,800.00	
89 (R)	10-2000-00	Accounts Payable	UNITED WAY OF HUDSON-Computer Check-3082	12/10/2018	\$8,840.00		
90 (R)	10-1000-00	Accounts Payable	UNITED WAY OF HUDSON-Computer Check-3082	12/10/2018		\$8,840.00	
91 (R)	10-2000-00	Accounts Payable	PETROCCI AGENCY, LLC-Computer Check-3058	12/10/2018	\$1,318.42		
92 (R)	10-1000-00	Accounts Payable	PETROCCI AGENCY, LLC-Computer Check-3058	12/10/2018		\$1,318.42	
93 (R)	10-2000-00	Accounts Payable	HUDSON REALTY ABSTRA-Computer Check-3051	12/10/2018	\$1,192.00		
94 (R)	10-1000-00	Accounts Payable	HUDSON REALTY ABSTRA-Computer Check-3051	12/10/2018		\$1,192.00	
95 (R)	10-2000-00	Accounts Payable	J & B LANDSCAPE, INC-Computer Check-3053	12/10/2018	\$1,097.50		
96 (R)	10-1000-00	Accounts Payable	J & B LANDSCAPE, INC-Computer Check-3053	12/10/2018		\$1,097.50	
97 (R)	10-2000-00	Accounts Payable	JC MUNICIPAL UTILITI-Computer Check-3054	12/10/2018	\$322.54		
98 (R)	10-1000-00	Accounts Payable	JC MUNICIPAL UTILITI-Computer Check-3054	12/10/2018		\$322.54	
99 (R)	10-2000-00	Accounts Payable	JC MUNICIPAL UTILITI-Computer Check-3055	12/10/2018	\$4,499.20		
100 (R)	10-1000-00	Accounts Payable	JC MUNICIPAL UTILITI-Computer Check-3055	12/10/2018		\$4,499.20	
101 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3059	12/10/2018	\$34.11		
102 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3059	12/10/2018		\$34.11	
103 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3060	12/10/2018	\$58.42		
104 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3060	12/10/2018		\$58.42	
105 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3061	12/10/2018	\$49.60		
106 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3061	12/10/2018		\$49.60	
107 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3062	12/10/2018	\$175.31		
108 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3062	12/10/2018		\$175.31	
109 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3063	12/10/2018	\$195.37		
110 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3063	12/10/2018		\$195.37	
111 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3064	12/10/2018	\$122.72		
112 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3064	12/10/2018		\$122.72	
113 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3065	12/10/2018	\$16.48		
114 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3065	12/10/2018		\$16.48	
115 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3066	12/10/2018	\$16.48		
116 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3066	12/10/2018		\$16.48	
117 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3067	12/10/2018	\$19.06		
118 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3067	12/10/2018		\$19.06	
119 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3068	12/10/2018	\$163.90		
120 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3068	12/10/2018		\$163.90	
121 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3069	12/10/2018	\$19.66		
122 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3069	12/10/2018		\$19.66	
123 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3070	12/10/2018	\$76.56		
124 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3070	12/10/2018		\$76.56	
125 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3071	12/10/2018	\$660.75		
126 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3071	12/10/2018		\$660.75	
127 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3072	12/10/2018	\$16.48		
128 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3072	12/10/2018		\$16.48	
129 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3073	12/10/2018	\$36.54		
130 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3073	12/10/2018		\$36.54	
131 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3074	12/10/2018	\$105.21		
132 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3074	12/10/2018		\$105.21	



## Jersey City Redevelopment Agency

Batch Validation Report  
Batch 0 - Accounts Payable - 12/10/2018

Trans.	Account Number	Journal	Reference	Date	Debit Amount	Credit Amount	Project ID
133 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3075	12/10/2018	\$149.49		
134 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3075	12/10/2018		\$149.49	
135 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3076	12/10/2018	\$114.41		
136 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3076	12/10/2018		\$114.41	
137 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3077	12/10/2018	\$177.96		
138 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3077	12/10/2018		\$177.96	
139 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3078	12/10/2018	\$15,720.51		
140 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3078	12/10/2018		\$15,720.51	
141 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3079	12/10/2018	\$1,073.31		
142 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3079	12/10/2018		\$1,073.31	
143 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3080	12/10/2018	\$62.40		
144 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3080	12/10/2018		\$62.40	
146 (R)	10-2000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3081	12/10/2018	\$52.84		
147 (R)	10-1000-00	Accounts Payable	PUBLIC SERVICE ELECT-Computer Check-3081	12/10/2018		\$52.84	
148 (R)	10-2000-00	Accounts Payable	COMCAST-Computer Check-3048	12/10/2018	\$179.21		
149 (R)	10-1000-00	Accounts Payable	COMCAST-Computer Check-3048	12/10/2018		\$179.21	
150 (R)	10-2000-00	Accounts Payable	21 CONTRACTING LLC-Computer Check-3046	12/10/2018	\$13,455.00		
151 (R)	10-1000-00	Accounts Payable	21 CONTRACTING LLC-Computer Check-3046	12/10/2018		\$13,455.00	
152 (R)	10-2000-00	Accounts Payable	JERSEY CITY DEPT. OF-Computer Check-3056	12/10/2018	\$888.80		
153 (R)	10-1000-00	Accounts Payable	JERSEY CITY DEPT. OF-Computer Check-3056	12/10/2018		\$888.80	
154 (R)	10-2000-00	Accounts Payable	INTEGRA REALTY RESOU-Computer Check-3052	12/10/2018	\$4,100.00		
155 (R)	10-1000-00	Accounts Payable	INTEGRA REALTY RESOU-Computer Check-3052	12/10/2018		\$4,100.00	
156 (R)	10-2000-00	Accounts Payable	ADVANCED SCAFFOLD SE-Computer Check-3047	12/10/2018	\$2,550.00		
157 (R)	10-1000-00	Accounts Payable	ADVANCED SCAFFOLD SE-Computer Check-3047	12/10/2018		\$2,550.00	
158 (R)	10-2000-00	Accounts Payable	O'Donnell & Naccarat-Computer Check-3057	12/10/2018	\$6,300.00		
159 (R)	10-1000-00	Accounts Payable	O'Donnell & Naccarat-Computer Check-3057	12/10/2018		\$6,300.00	
160 (R)	10-2000-00	Accounts Payable	Confires Fire Protec-Computer Check-3049	12/10/2018	\$320.00		
	10-1000-00	Accounts Payable	Confires Fire Protec-Computer Check-3049	12/10/2018		\$320.00	
Total Regular Transactions:					\$137,960.48	\$137,960.48	

## Jersey City Redevelopment Agency

## Balancing Information

Fund	Fiscal Year	Period	Total Debits	Total Credits	Message
10	2018	3	\$4,800.00	\$4,800.00	
10	2018	7	\$739.00	\$739.00	
10	2018	8	\$8,840.00	\$8,840.00	
10	2018	9	\$1,050.00	\$1,050.00	
10	2018	10	\$18,464.23	\$18,464.23	
10	2018	11	\$35,087.01	\$35,087.01	
10	2018	12	\$68,980.24	\$68,980.24	

## Journal

	Fiscal Year	Period	Total Debits	Total Credits	Message
Accounts Payable	2018	3	\$4,800.00	\$4,800.00	
Accounts Payable	2018	7	\$739.00	\$739.00	
Accounts Payable	2018	8	\$8,840.00	\$8,840.00	
Accounts Payable	2018	9	\$1,050.00	\$1,050.00	
Accounts Payable	2018	10	\$18,464.23	\$18,464.23	
Accounts Payable	2018	11	\$35,087.01	\$35,087.01	
Accounts Payable	2018	12	\$68,980.24	\$68,980.24	

## Class - Fund

	Fiscal Year	Period	Total Debits	Total Credits	Message
Unrestricted Net Assets - 10	2018	3	\$4,800.00	\$4,800.00	
Unrestricted Net Assets - 10	2018	7	\$739.00	\$739.00	
Unrestricted Net Assets - 10	2018	8	\$8,840.00	\$8,840.00	
Unrestricted Net Assets - 10	2018	9	\$1,050.00	\$1,050.00	
Unrestricted Net Assets - 10	2018	10	\$18,464.23	\$18,464.23	
Unrestricted Net Assets - 10	2018	11	\$35,087.01	\$35,087.01	
Unrestricted Net Assets - 10	2018	12	\$68,980.24	\$68,980.24	

# Jersey City Redevelopment Agency

## Batch Validation Report

Batch 0 - Accounts Payable - 12/11/2018

Batch number: 0

Description: Accounts Payable - 12/11/2018

Batch validated successfully

Transactions: 8

Balance: \$ 0.00

Status: Open

Date posted: Not Posted

Posted by:

Created on: 12/11/2018

Created by: Supervisor

Last changed on: 12/11/2018

Notes:

Trans.	Account Number	Journal	Reference	Date	Debit Amount	Credit Amount	Project ID
1 (R)	10-1120-00	Accounts Payable	CLERK OF THE SUPERIO-12/11/2018-	12/11/2018	\$520,000.00		9999
2 (R)	10-2000-00	Accounts Payable	CLERK OF THE SUPERIO-12/11/2018	12/11/2018		\$520,000.00	
3 (R)	10-1120-00	Accounts Payable	CLERK OF THE SUPERIO-12/11/2018-	12/11/2018	\$1,272,000.00		9999
4 (R)	10-2000-00	Accounts Payable	CLERK OF THE SUPERIO-12/11/2018	12/11/2018		\$1,272,000.00	
5 (R)	10-2000-00	Accounts Payable	CLERK OF THE SUPERIO-Computer Check-3083	12/11/2018	\$520,000.00		
6 (R)	10-1000-00	Accounts Payable	CLERK OF THE SUPERIO-Computer Check-3083	12/11/2018		\$520,000.00	
7 (R)	10-2000-00	Accounts Payable	CLERK OF THE SUPERIO-Computer Check-3084	12/11/2018	\$1,272,000.00		
8 (R)	10-1000-00	Accounts Payable	CLERK OF THE SUPERIO-Computer Check-3084	12/11/2018		\$1,272,000.00	
Total Regular Transactions:					\$3,584,000.00	\$3,584,000.00	

### Balancing Information

Fund	Fiscal Year	Period	Total Debits	Total Credits	Message
10	2018	12	\$3,584,000.00	\$3,584,000.00	
<b>Journal</b>					
Accounts Payable	Fiscal Year	Period	Total Debits	Total Credits	Message
	2018	12	\$3,584,000.00	\$3,584,000.00	
<b>Class - Fund</b>					
Unrestricted Net Assets - 10	Fiscal Year	Period	Total Debits	Total Credits	Message
	2018	12	\$3,584,000.00	\$3,584,000.00	

# Jersey City Redevelopment Agency

## Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>66 YORK STREET, LLC</b>								
66 YORK STREET, LLC	12/18/2018	12/17/2018	12/17/18	Electric Utility payment for 66 York St.	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	12/18/2018	12/17/2018	2-2018 Rent	Monthly Operating Expenses 01/19	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	12/18/2018	12/18/2018	January 2019	Rent Payment 66 York St.	\$9,801.38	\$0.00		\$9,801.38
				<b>Totals for 66 YORK STREET, LLC:</b>	<b>\$10,699.90</b>	<b>\$0.00</b>		<b>\$10,699.90</b>
<b>ADMIRAL INSURANCE COMPANY</b>								
ADMIRAL INSURANCE COMPANY	12/18/2018	4/22/2018	A000000025163-000	Rodriguez, Alexander Deductible \$5,000.00	\$775.00	\$0.00		\$775.00
				<b>Totals for ADMIRAL INSURANCE COMPANY:</b>	<b>\$775.00</b>	<b>\$0.00</b>		<b>\$775.00</b>
<b>ADVANCED SCAFFOLD SERVICES LLC</b>								
ADVANCED SCAFFOLD SERVICES LLC	12/18/2018	11/30/2018	PO# 4769	Scaffolding Serv. at 25 Oathside	\$2,550.00	\$0.00		\$2,550.00
				<b>Totals for ADVANCED SCAFFOLD SERVICES LLC:</b>	<b>\$2,550.00</b>	<b>\$0.00</b>		<b>\$2,550.00</b>
<b>AFLAC</b>								
AFLAC	12/18/2018	12/18/2018	Acct # LHB55	Policy Deduction December 2018	\$392.28	\$0.00		\$392.28
				<b>Totals for AFLAC:</b>	<b>\$392.28</b>	<b>\$0.00</b>		<b>\$392.28</b>
<b>ARCHER &amp; GREINER, P.C.</b>								
ARCHER & GREINER, P.C.	12/18/2018	11/9/2018	4138441	Professional Services - 423 Grand Street	\$12,758.57	\$0.00		\$12,758.57
ARCHER & GREINER, P.C.	12/18/2018	11/9/2018	4138324	Professional Services - LMD # 3 Urban Renew	\$11,337.32	\$0.00		\$11,337.32
ARCHER & GREINER, P.C.	12/18/2018	11/9/2018	4138344	Professional Services - NJ Transit Redevelopm	\$2,117.50	\$0.00		\$2,117.50
ARCHER & GREINER, P.C.	12/18/2018	11/9/2018	4138341	Professional Services - 61-63 Sip Avenue	\$1,457.50	\$0.00		\$1,457.50
ARCHER & GREINER, P.C.	12/18/2018	11/9/2018	4138443	Professional Services - Bates Street Redevelop	\$10,153.90	\$0.00		\$10,153.90
ARCHER & GREINER, P.C.	12/18/2018	10/8/2018	4138440	Professional Services - Bates St. Redevelopme	\$10,153.90	\$0.00		\$10,153.90
ARCHER & GREINER, P.C.	12/18/2018	10/8/2018	4135050	Professional Services - Point Capital / Snyder	\$660.00	\$0.00		\$660.00
ARCHER & GREINER, P.C.	12/18/2018	10/8/2018	4134752	Professional Services regarding Bates Redevel	\$12,153.00	\$0.00		\$12,153.00
ARCHER & GREINER, P.C.	12/18/2018	10/8/2018	4134745	Professional Services Regarding 423 Grand	\$11,480.69	\$0.00		\$11,480.69
ARCHER & GREINER, P.C.	12/18/2018	10/8/2018	4134754	Professional Services Regarding 61-63 Sip Av	\$825.00	\$0.00		\$825.00
ARCHER & GREINER, P.C.	12/18/2018	7/5/2018	4125483	Professional Services Regarding FDAD Mapl	\$5,484.70	\$0.00		\$5,484.70
ARCHER & GREINER, P.C.	12/18/2018	6/30/2018	4114344	Professional Services - Period Ending 06/30/1	\$10,453.20	\$0.00		\$10,453.20
ARCHER & GREINER, P.C.	12/18/2018	10/31/2018	10260	Professional Services - Period Ending 10/31/1	\$3,374.03	\$0.00		\$3,374.03
ARCHER & GREINER, P.C.	12/18/2018	6/6/2018	4117776	Professional Services - Period Ending 06/06/1	\$903.41	\$0.00		\$903.41
ARCHER & GREINER, P.C.	12/18/2018	10/16/2018	4136047	Professional Services - 199 Woodward	\$1,310.00	\$0.00		\$1,310.00
ARCHER & GREINER, P.C.	12/18/2018	10/8/2018	4134755	Professional Services - 199 Woodward	\$1,890.00	\$0.00		\$1,890.00
ARCHER & GREINER, P.C.	12/18/2018	10/16/2018	4136053	Professional Services - 199 Woodward	\$1,017.50	\$0.00		\$1,017.50
ARCHER & GREINER, P.C.	12/18/2018	10/16/2018	4136051	Professional Services - 199 Woodward	\$647.50	\$0.00		\$647.50
ARCHER & GREINER, P.C.	12/18/2018	10/8/2018	4135051	Professional Services - Exeter Thomas McGov	\$7,674.18	\$0.00		\$7,674.18
ARCHER & GREINER, P.C.	12/18/2018	11/9/2018	4138345	Professional Services - Exeter Thomas McGov	\$1,622.50	\$0.00		\$1,622.50
ARCHER & GREINER, P.C.	12/18/2018	11/9/2018	4138445	Professional Services - Edward Hart Road Red	\$605.00	\$0.00		\$605.00
ARCHER & GREINER, P.C.	12/18/2018	9/30/2018	4134758	Professional Services - Period ending 09/30/1	\$825.00	\$0.00		\$825.00
				<b>Totals for ARCHER &amp; GREINER, P.C.:</b>	<b>\$109,254.40</b>	<b>\$0.00</b>		<b>\$109,254.40</b>

**Atlantic Environmental Solutions, Inc.**

Atlantic Environmental Solutions, Inc. 12/18/2018 11/9/2018 102478

Development of Remediation Cost Estimate

\$3,750.00 \$0.00

\$3,750.00

# Jersey City Redevelopment Agency

## Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>DIANA JEFFREY</b>								
DIANA JEFFREY	12/18/2018	12/18/2018	11/18	Lunch Meeting	\$124.76	\$0.00		\$124.76
				Totals for DIANA JEFFREY:	\$124.76	\$0.00		\$124.76
<b>DRESDNER ROBIN ENVIRON MGMT</b>								
DRESDNER ROBIN ENVIRON MGMT	12/18/2018	11/12/2018	12944	Environmental Services - BLP	\$9,121.35	\$0.00		\$9,121.35
DRESDNER ROBIN ENVIRON MGMT	12/18/2018	11/29/2018	12945	Environmental Services - BLP	\$2,834.00	\$0.00		\$2,834.00
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$11,955.35	\$0.00		\$11,955.35
<b>EI Associates</b>								
EI Associates	12/18/2018	11/5/2018	E10000019851	Property Assessment - 364-366 Palisade Aven	\$5,062.08	\$0.00		\$5,062.08
				Totals for EI Associates:	\$5,062.08	\$0.00		\$5,062.08
<b>ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC</b>								
ERIC M. BERNSTEIN & ASSOCIATES	12/18/2018	12/6/2018	56206	Professional Services - BLP Landscaping	\$105.00	\$0.00		\$105.00
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	\$105.00	\$0.00		\$105.00
<b>FEDERAL EXPRESS</b>								
FEDERAL EXPRESS	12/18/2018	12/10/2018	6-394-36084	Shipments Nov-Dec/18	\$257.29	\$0.00		\$257.29
				Totals for FEDERAL EXPRESS:	\$257.29	\$0.00		\$257.29
<b>FERRAIOLI, WIELKOTZ, CERULLO &amp; CUVA</b>								
FERRAIOLI, WIELKOTZ, CERULLO & CUVA	12/18/2018	11/26/2018	1102	Professional Services - Accounting Services	\$4,000.00	\$0.00		\$4,000.00
FERRAIOLI, WIELKOTZ, CERULLO & CUVA	12/18/2018	12/1/2018	1201	Professional Services - Accounting Services	\$8,475.00	\$0.00		\$8,475.00
				Totals for FERRAIOLI, WIELKOTZ, CERULLO & CUVA:	\$12,475.00	\$0.00		\$12,475.00
<b>FLORIO KENNY RAVALL, LLP</b>								
FLORIO KENNY RAVALL, LLP	12/18/2018	9/30/2018	111826	Professional Services Rendered Greenway	\$122.50	\$0.00		\$122.50
				Totals for FLORIO KENNY RAVALL, LLP:	\$122.50	\$0.00		\$122.50
<b>GLUCK WALRATH LLP</b>								
GLUCK WALRATH LLP	12/18/2018	11/5/2018	40620	Professional Services - The Roxy	\$227.50	\$0.00		\$227.50
GLUCK WALRATH LLP	12/18/2018	12/3/2018	40764	Professional Services - The Roxy	\$70.00	\$0.00		\$70.00
GLUCK WALRATH LLP	12/18/2018	10/3/2018	40504	Professional Services - 92-94 Stegman Street	\$330.00	\$0.00		\$330.00
GLUCK WALRATH LLP	12/18/2018	10/3/2018	40505	Professional Services - 97-99 Dwight Street	\$275.00	\$0.00		\$275.00
GLUCK WALRATH LLP	12/18/2018	10/3/2018	40503	Professional Services - 92-94 Stegman St.	\$1,375.00	\$0.00		\$1,375.00
GLUCK WALRATH LLP	12/18/2018	11/5/2018	40628	Professional Services - 92-94 Stegman	\$495.00	\$0.00		\$495.00
GLUCK WALRATH LLP	12/18/2018	11/5/2018	40629	Professional Services 97-99 Dwight	\$577.50	\$0.00		\$577.50
GLUCK WALRATH LLP	12/18/2018	10/17/2018	40578	Services Rendered 332 Wilton Street	\$50.00	\$0.00		\$50.00
GLUCK WALRATH LLP	12/18/2018	10/17/2018	39885	Services Rendered 306 Claremont	\$45.00	\$0.00		\$45.00
GLUCK WALRATH LLP	12/18/2018	10/3/2018	39885	Services Rendered 142 Boyd Avenue	\$35.00	\$0.00		\$35.00
GLUCK WALRATH LLP	12/18/2018	9/11/2018	40396	Services Rendered 152 MLK	\$402.50	\$0.00		\$402.50
GLUCK WALRATH LLP	12/18/2018	7/5/2018	39885	Services Rendered 364-366 Palisade Avenue	\$1,233.75	\$0.00		\$1,233.75
GLUCK WALRATH LLP	12/18/2018	12/3/2018	40765	Professional Services - 248 Grove St.	\$6,047.50	\$0.00		\$6,047.50
GLUCK WALRATH LLP	12/18/2018	12/3/2018	40771	Professional Services 152 MLK	\$490.00	\$0.00		\$490.00

# Jersey City Redevelopment Agency

## Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JM SORGE, INC.	12/18/2018	12/17/2018	35824	Environmental Consulting JCRA Grand Street Totals for JM SORGE, INC.:	\$2,250.00 \$2,250.00	\$0.00 \$0.00		\$2,250.00 \$2,250.00
JOHNNY ON THE SPOT, LLC	12/18/2018	11/17/2018	0000528833	Berry Lane Park - 1000 Garfield Totals for JOHNNY ON THE SPOT, LLC:	\$1,891.50 \$1,891.50	\$0.00 \$0.00		\$1,891.50 \$1,891.50
KINNEY LISOVICZ REILLY & WOLFF PC	12/18/2018	10/31/2018	10262	Professional Services - JCRA vs The Crazy Gr	\$2,010.15	\$0.00		\$2,010.15
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	10/22/2018	9956	Professional Services Rendered - Period Endin	\$511.70	\$0.00		\$511.70
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	10/22/2018	9957	Professional Services - Period Ending 09/30/1	\$242.50	\$0.00		\$242.50
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	11/30/2018	10570	Professional Services - Period Ending 11/30/18	\$1,820.00	\$0.00		\$1,820.00
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	9/30/2018	9957	Professional Services - Period Ending 09/30/1	\$242.50	\$0.00		\$242.50
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	10/31/2018	10261	Professional Services - Period Ending 10/31/1	\$1,592.50	\$0.00		\$1,592.50
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	8/31/2018	9619	Professional Services - Employment Issues	\$1,673.35	\$0.00		\$1,673.35
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	5/31/2018	8570	Professional Services - Employment Issues	\$1,907.50	\$0.00		\$1,907.50
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	6/30/2018	8987	Professional Services - Employment Issues	\$2,278.50	\$0.00		\$2,278.50
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	8/31/2018	9618	Professional Services - 311-315 MLK Drive	\$892.50	\$0.00		\$892.50
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	9/30/2018	9956	Professional Services - 311-315 MLK Drive	\$280.00	\$0.00		\$280.00
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	11/20/2018	10569	Professional Services - 311-315 MLK Drive	\$2,010.15	\$0.00		\$2,010.15
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	6/30/2018	8986	Professional Services - Crystal Point Restaurar	\$781.00	\$0.00		\$781.00
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	10/31/2018	10263	Professional Services - Employment Issues	\$1,592.50	\$0.00		\$1,592.50
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	10/31/2018	10260	Professional Services - 311-315 MLK	\$903.41	\$0.00		\$903.41
KINNEY LISOVICZ REILLY & WOLF	12/18/2018	10/31/2018	10263	Professional Services - 311-315 MLK	\$20,929.96	\$0.00		\$20,929.96
Laurie Romo	12/18/2018	12/10/2018	12/10/18	Reimbursement for Eye Care	\$200.00	\$0.00		\$200.00
Laurie Romo	12/18/2018	12/12/2018	12/17/18	Reimbursement for Rent	\$4,890.00	\$0.00		\$4,890.00
LM PLAZA 4A PARKING LLC	12/18/2018	12/17/2018	12/17/18	Totals for Laurie Romo:	\$5,090.00	\$0.00		\$5,090.00
MARIA E. AGUILAR-AMBROSSI	12/18/2018	12/15/2018	99300	Monthly Parking for 14 Spaces Jan/19 Totals for LM PLAZA 4A PARKING LLC:	\$3,652.18 \$3,652.18	\$0.00 \$0.00		\$3,652.18 \$3,652.18
MATHUSEK INCORPORATED	12/18/2018	11/20/2018	7178	Reimbursement for Dental Totals for MARIA E. AGUILAR-AMBROSSI:	\$144.00 \$144.00	\$0.00 \$0.00		\$144.00 \$144.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	12/18/2018	11/20/2018	7178	Cerc-Betz - Screen/Refinishing of the Gym F Totals for MATHUSEK INCORPORATED:	\$3,950.00 \$3,950.00	\$0.00 \$0.00		\$3,950.00 \$3,950.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MONACO LOCK COMPANY								
MONACO LOCK COMPANY	12/18/2018	11/12/2018	269828-1	Totals for MOISHE'S MOVING SYSTEMS: Key Duplication Serv. for 2 2nd St.	\$700.00	\$0.00		\$700.00
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	12/18/2018	11/30/2018	XIERS4747218	Totals for MONACO LOCK COMPANY: Public Notice	\$1.95	\$0.00		\$1.95
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	12/18/2018	11/27/2018	24672	Totals for NJ ADVANCE MEDIA, LLC: Financial Advisory Services - Cambis/Nandar	\$193.31	\$0.00		\$193.31
NW FINANCIAL GROUP, LLC	12/18/2018	5/31/2018	24079	Financial Advisory Services - Statco	\$193.31	\$0.00		\$193.31
NW FINANCIAL GROUP, LLC	12/18/2018	5/31/2018	24080	Financial Advisory Serv. Terzetto	\$3,857.50	\$0.00		\$3,857.50
PHILLIPS,PREISS GRYGIEL, LLC								
PHILLIPS,PREISS GRYGIEL, LLC	12/18/2018	11/30/2018	27773	Totals for NW FINANCIAL GROUP, LLC: Relocation Assistance Services - Grand Jersey	\$11,767.50	\$0.00		\$11,767.50
PITNEY BOWES CREDIT CORPORATIO								
PITNEY BOWES CREDIT CORPORATIO	12/18/2018	12/9/2018	8000 9090 1032 1128	Totals for PHILLIPS,PREISS GRYGIEL, LLC: Quarterly Lease Payment for Stamp Machine	\$70.00	\$0.00		\$70.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL I	12/18/2018	11/1/2018	18.616.4	Totals for PITNEY BOWES CREDIT CORPORATIO: Environmental Services - FDAD Maple LLC P	\$190.63	\$0.00		\$190.63
RENT-A-FENCE, INC.								
RENT-A-FENCE, INC.	12/18/2018	10/18/2018	0022457	Totals for POTOMAC-HUDSON ENVIRONMENTAL I: New Fence Screening and Fence Repair BLP F	\$2,820.00	\$0.00		\$2,820.00
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	12/18/2018	12/5/2018	6011 1000 6095 467	Totals for RENT-A-FENCE, INC.: Office Supplies	\$2,395.00	\$0.00		\$2,395.00
THE EVENING JOURNAL ASSOCIATIO								
THE EVENING JOURNAL ASSOCIATIO	12/18/2018	11/23/2018	0008907855	Totals for STAPLES CREDIT PLAN: Public Notice Request - RFQ	\$580.51	\$0.00		\$580.51
THE EVENING JOURNAL ASSOCIAT	12/18/2018	11/26/2018	00008909780		\$580.51	\$0.00		\$580.51
THE EVENING JOURNAL ASSOCIAT	12/18/2018	12/7/2018	0008932117		\$107.37	\$0.00		\$107.37
THE EVENING JOURNAL ASSOCIAT	12/18/2018	9/17/2018	0008796640		\$54.77	\$0.00		\$54.77
THE EVENING JOURNAL ASSOCIAT	12/18/2018	11/27/2018	0008911444		\$68.00	\$0.00		\$68.00
The Law Offices of Wanda Chin Monahan, LLC								
The Law Offices of Wanda Chin Monahan, LLC	12/18/2018	11/7/2018	544	Totals for THE EVENING JOURNAL ASSOCIATIO: Public Notices - Professional Services	\$92.89	\$0.00		\$92.89
The Law Offices of Wanda Chin Monahan, LLC	12/18/2018	6/13/2018	455		\$156.43	\$0.00		\$156.43
The Law Offices of Wanda Chin Monahan, LLC								
The Law Offices of Wanda Chin Monahan, LLC	12/18/2018	11/7/2018	544	Totals for THE EVENING JOURNAL ASSOCIATIO: Professional Services - J.C. MacElroy, Inc.	\$479.46	\$0.00		\$479.46
The Law Offices of Wanda Chin Monahan, LLC	12/18/2018	6/13/2018	455		\$479.46	\$0.00		\$479.46

## Jersey City Redevelopment Agency Cash Requirements Report

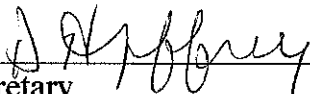
Report name: Invoice Due Today  
Show invoices open as of today  
Do not include invoices scheduled to be generated  
Calculate discounts as of today  
Include all invoice dates  
Include all post dates  
Include these due dates: Today (12/18/2018)  
Include all Post Statuses  
Include all Invoices  
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  
DECEMBER 18, 2018**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency  
have received copies of the Personnel List as of December 18, 2018

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the  
Jersey City Redevelopment Agency that the Personnel List as of December 18, 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 December 18, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 A TRANSFER OF EQUITY INTEREST IN  
100 HOBOKEN AVENUE PARTNERS URBAN RENEWAL,  
LLC, THE REDEVELOPER OF PROPERTY LOCATED  
WITHIN THE HOBOKEN AVENUE REDEVELOPMENT  
AREA**

**WHEREAS**, the Jersey City Redevelopment Agency (the “Agency”) and with 100 Hoboken Avenue Partners Urban Renewal, LLC (the “Redeveloper”) have previously entered into that certain redevelopment agreement dated June 21, 2016 with respect to the development of Block 6001, Lot 40 (the “**Initial Redevelopment Agreement**”, and as such Initial Redevelopment Agreement was subsequently amended on February 1, 2017, May 14, 2018 and June 8, 2018, the “**Redevelopment Agreement**”) with a five-story building containing approximately 140 residential units and approximately 140 parking spaces (the “**Project**”); and

**WHEREAS**, Article 7 of the Redevelopment Agreement provides that certain transfers of interests in the Redevelopment Agreement, the respective redevelopment projects and/or the Redeveloper are subject to the approval of the Agency; and

**WHEREAS**, in connection with the implementation of the development of the Project, as well as two additional residential projects in close proximity thereto (the “**Van Leer North Project**” and “**Van Leer South Project**” respectively) the Redeveloper has sought the Agency’s approval to transfer an 72.305% equity interest in Redeveloper to Woodmont Corporation, a Pennsylvania corporation, which is the redeveloper of the Van Leer North Project and the Van Leer South Project, further to that certain written submission dated November 9, 2018; and

**WHEREAS**, after review and consideration of this matter, the Agency wishes to authorize the transfer,

**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 transfer of an equity interest of no less than 70% and no more than 75% in 100 Hoboken Avenue Partners Urban

Reso No. 18-12-19  
Renewal, LLC to Woodmont Corporation, a Pennsylvania corporation, provided that:

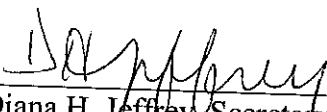
a) The current members of Redeveloper or an entity created and controlled by them shall remain responsible for the day-to-day operations and activities of Redeveloper;

b) Redeveloper shall make payment to the Agency of a transfer fee in the amount of \$5,000; and

c) Upon effectuation of the transfer, Redeveloper shall notify the Agency in writing of the precise amount of interest transferred.

**Section 3.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are each hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's counsel.

**Section 4.** This Resolution shall take effect immediately.

  
Diana H. Jeffrey, Secretary

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 18, 2018.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
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 AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL GRANT AND SUPPORT SERVICES WITHIN REDEVELOPMENT AREAS CITY-WIDE**

**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 from time to time extraordinary unspecifiable services which are specialized and qualitative in nature; and

**WHEREAS**, under *N.J.S.A. 40A:11-2(7)* and *N.J.S.A. 40A:11-5(1)(a)(ii)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "LPCL") and *N.J.S.A. 5:34-2.1-2.3*, contracts for which the subject matter consists of extraordinary unspecifiable services may be awarded without competitive bidding; and

**WHEREAS**, the Agency has a need for environmental support services in connection with establishing brownfield redevelopment programs, and obtaining and administering grants to support such programs (the "Services"); and

**WHEREAS**, the Agency proposes to enter into a contract with Brownfield Redevelopment Solutions, Inc. in an amount not to exceed Seventy Thousand Dollars (\$70,000.00) to provide the Services, as further described in its proposal dated September 18, 2018 and updated December 17, 2018; and

**WHEREAS**, Benjamin Delisle, Director of Development, has provided a Declaration for an Extraordinary Unspecifiable Service Certification with this resolution; and

**WHEREAS**, funds for this purpose shall be paid from grant proceeds,

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

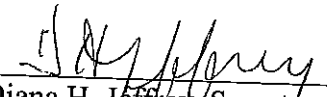
**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The Executive Director is hereby authorized and directed to enter into a contract with the Brownfield Redevelopment Solutions, Inc. to provide the Services in various redevelopment areas city-wide. The compensation paid under the contract shall not exceed Seventy Thousand Dollars (\$70,000.00).

**Section 3.** The Executive Director is hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

**Section 4.** The Agency shall, pursuant to *N.J.S.A.40A:11-5(1)(a)(ii)*, publish notice within seven days hereof stating the nature, duration, service, and amount of the Extraordinary Unspecifiable Services Agreement, and further stating that copies of this Resolution and the agreement are on file and available at the Agency's office.

**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 December 18, 2018.**

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
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 PROFESSIONAL SERVICES AGREEMENT WITH BROWNFIELD SCIENCE AND TECHNOLOGY, INC. FOR ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**") has a need for environmental services with respect to ongoing groundwater investigation at 455 Ocean Avenue, also identified as Block 25804, Lot 17.01 (the "**Property**"), within the Turnkey Redevelopment Area; and

**WHEREAS**, Brownfield Science and Technology Inc. ("**BSTI**") has previously performed groundwater investigation and monitoring at the Property; and

**WHEREAS**, BSTI has provided a proposal to the Agency to undertake the services during the 2019 calendar year for a cost of \$35,295; and

**WHEREAS**, the Agency wishes to enter into a Professional Service Agreement with DSTI for a term not to exceed one (1) year and a contract amount not to exceed \$37,000; and

**WHEREAS**, the Agency hereby certifies that it has funds available for such costs; and

**WHEREAS**, said services are of a professional nature as to come within the purview of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, 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)*,

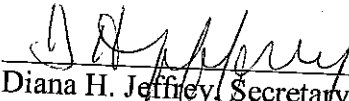
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

**Section 2.** The Board of Commissioners hereby authorizes a Professional Services Agreement with Brownfield Science and Technology Inc. as described herein. Notice of the award of this amendment to the Agreement shall be published in an official newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

**Section 3.** The Chair, Vice-Chair, 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.

**Section 4.** 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 December 18, 2018.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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**  
**JERSEY CITY REDEVELOPMENT AGENCY**  
**RESOLUTION TO AMEND THE 2018 AGENCY BUDGET**

**WHEREAS**, the Agency 2018 budget for the year ended December 31, 2018 was adopted on the 19<sup>th</sup> day of December 2017; and

**WHEREAS**, N.J.A.C. 5:31-2.8 provides that all amendments to the 2018 Agency budget shall be approved and adopted by resolution of the Agency, passed by not less than a majority of the full membership.

**WHEREAS**, an amendment to the 2018 Agency budget is required to provide additional funds for the Cost of Providing Services – Other appropriation. This increase is specifically in relation to reimburse the payment of a Community Development Block Grant Section 108 Loan owed by the City of Jersey City and which benefitted a property owned by the MLK Joint Venture Partnership, of which the Jersey City Redevelopment Agency is a joint venture partner, for property located at 363-398 MLK Drive.

**THEREFORE BE IT RESOLVED** that the following amendments be made to the 2018 Agency budget for the Jersey City Redevelopment Agency for its year ending December 31, 2018:

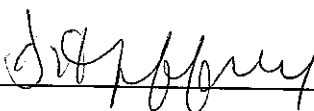
<u>Funding Source</u>	<u>From</u>	<u>To</u>
<u>Unrestricted Net Position Utilized</u>	<u>\$900,000</u>	<u>\$2,225,794</u>
<u>Total Funding Sources</u>	<u>\$9,300,000</u>	<u>\$10,625,794</u>
<u>Annual Budget Appropriations</u>		
<u>Cost of Providing Services - Other</u>	<u>\$6,700,000</u>	<u>\$8,025,794</u>
<u>Total Annual Budget Appropriations</u>	<u>\$9,300,000</u>	<u>\$10,625,794</u>

**BE IT FURTHER RESOLVED** that two certified copies of this complete amendment and resolution be filed forthwith to the Director of the Division of Local Government Services for his certification of the Agency Budget so amended.



**Certification**

I hereby certify that the foregoing Resolution was adopted at the Regular Meeting of the Jersey City  
Redevelopment Agency held on the 18<sup>th</sup> of December 2018



Diana Jeffrey

Board Secretary

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

Date: 12/18, 2018

Approved: 12/18, 2018