

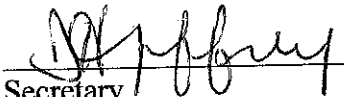
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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 January 15, 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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED DECEMBER 18, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated December 18, 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 January 15, 2019.

<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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING DECEMBER 18, 2018**

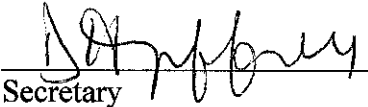
WHEREAS, the Board of Commissioners approved going into closed session at their meeting of **December 18, 2018** ; and

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 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 January 15, 2018

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES
CONSOLIDATION ACT, N.J.S.A. 40A:65-1 ET SEQ., WITH THE CITY
OF JERSEY CITY FOR DEMOLITION AND LOT CLEANING
SERVICES IN ALL REDEVELOPMENT AREAS**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, the Jersey City Redevelopment Agency (the “**Agency**”) undertakes various programs for demolition in areas in need of redevelopment within the City of Jersey City (the “**City**”); and

WHEREAS, the Uniform Shared Services Consolidation Act, *N.J.S.A. 40A:65-1 et seq.*, authorizes agreements between a municipality and an autonomous agency of the municipality to provide services to each other; and

WHEREAS, the Agency and the City entered into a Shared Services Agreement, authorized by Resolution No. 18-03-4, adopted at the Agency’s Regular Meeting of March 20, 2018, wherein the City provided the Agency with building demolition and lot cleaning services for a period of one year, with the Agreement expiring on February 28, 2019; and

WHEREAS, the Agency and the City desire to execute a Shared Services Agreement for demolition and lot cleaning services to commence on March 1, 2019, in a total amount not to exceed \$150,000; and

WHEREAS, the term of the Shared Services Agreement shall expire on February 28, 2020,

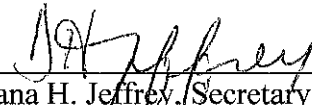
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The Board of Commissioners hereby authorizes the Executive Director to enter into the Shared Services Agreement with the City for a term commencing on March 1, 2019 and expiring on February 28, 2020.

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 January 15, 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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
EMERGENCY CONTRACT WITH BARNES CONTRACTORS AND
CONSTRUCTION MANAGEMENT, LLC FOR CONTRACT NO. 19-01-
PO1 TO SANITIZE AND SECURE CERTAIN OF AGENCY'S
PROPERTIES IN ALL REDEVELOPMENT AREAS**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") owns and manages certain properties throughout the City of Jersey City (the "**City**") within areas designated as redevelopment areas pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, identified as 97-99 Dwight Street, 530 Ocean Avenue, 1056-1060 Garfield Avenue, 204 Stegman Avenue and 92-94 Stegman Avenue (collectively, the "**Properties**"); and

WHEREAS, in accordance with *N.J.S.A. 40A:11-6* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**"), the Agency has the power to enter into contracts for the immediate performance of services to address an emergency affecting the public health, safety or welfare without public advertising for bids and bidding therefor; and

WHEREAS, there is a need for emergency work to be performed at the Properties to provide increased security and to bring the Properties into conformance with the City's Property Maintenance Code, including but not limited to installation of fences, removal of debris and repair of potentially hazardous sidewalks; and

WHEREAS, it is necessary to award an emergency, open-end contract effective January 16, 2019 (the "**Contract**") to Barnes Contractors Construction Management, LLC ("**Barnes**") to perform emergency work at the Properties to promote public health and safety; and

WHEREAS, the Executive Director of the Agency has notified the Agency's purchasing agent that an emergency exists due to the dangerous conditions at the Properties, as outlined in the certification attached hereto as **Exhibit A**; and

WHEREAS, Barnes submitted that certain Proposal attached hereto as **Exhibit B** (the "**Proposal**") setting forth the work to be completed at the Properties; and

WHEREAS, the Agency desires to authorize an emergency contract with Barnes (the "**Contract**") to provide the emergency services in accordance with the Proposal, except that Barnes shall not install a fence or perform any other work at the property identified as 338 Martin Luther King Drive; and

WHEREAS, Barnes shall complete the emergency services authorized herein for an amount not to exceed \$42,075.00 and for a term that shall expire upon completion of all the authorized tasks set forth in the Proposal; and

WHEREAS, the Agency has sufficient funds available to satisfy the obligations of the Contract,

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Agency hereby awards the Contract for emergency services to Barnes in an amount not to exceed \$42,075.00 and for a term that shall expire upon completion of the work authorized herein. Barnes is hereby authorized to perform emergency services only at the properties identified as 97-99 Dwight Street, 530 Ocean Avenue, 1056-1060 Garfield Avenue, 204 Stegman Avenue and 92-94 Stegman Avenue.

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

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

Section 5. The award of the Contract shall be subject to the condition that Barnes provide satisfactory evidence of compliance with the Affirmative Action Amendments to the Law Against Discrimination, *N.J.S.A. 10:5-31 et seq.*

Section 6. Upon certification by an official or employee of the Agency authorized to attest that Barnes has complied with the specifications in all respects, and the requirements of the Contract met, then payment to Barnes shall be made in accordance with the provisions of the Local Fiscal Affairs Law, *N.J.S.A. 40A:5-1 et seq.*

Section 7. 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 January 15, 2019.


DIANA H. JEFFREY, Secretary

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

EXHIBIT A
CERTIFICATION OF DIANA H. JEFFREY

**EXHIBIT B
PROPOSAL**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 19-01-MPN1 TO STOCK DEVELOPMENT GROUP, INC. TO PROVIDE SPECIALIZED SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF 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, procure all necessary professionals, market the Redevelopment Area and the negotiation of redevelopment agreements with redevelopers (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.A.C. 5:34-2.1-2.3*, contracts for which the subject matter consists of extraordinary unspecifiable services (“**EUS**”) may be awarded without competitive bidding; and

WHEREAS, Stock Development Group, Inc. (“**Stock**” or “**Contractor**”) submitted a proposal to the Agency, a copy of which is attached hereto, to provide a range of specialized services including redevelopment planning, value engineering and land disposition advisory services, all in connection with the redevelopment of the Redevelopment Area; and

WHEREAS, the principal of Stock, Glenn Stock, with a background in civil engineering and environmental matters, has nearly a decade of experience specifically managing, coordinating and advising on various aspects of the Bayfront area and site, and is able to uniquely provide specialized services and expertise relating to the repositioning and redevelopment of large-scale, residential and commercial properties; 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, the Agency proposes to enter into a contract with the Contractor in an amount not to exceed Ten Thousand Dollars (\$10,000.00) per month for a period not to exceed twelve (12) months; and

WHEREAS, funds for this purpose have been provided for in the 2019 Budget identified by Account Number (to be created) in the accounting records of the Agency.

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 Contractor to provide specialized services and expertise relating to the repositioning and redevelopment of the Redevelopment Area. The Contractor shall provide services as set forth in its proposal, which shall include but are not limited to redevelopment planning, including master planning, project phasing and infrastructure planning; value engineering, including infrastructure estimates, review of technical design details and environmental and engineering elements and; land disposition support services, including with land offerings to investors and developers, organization of project information as part of offering memorandum, assisting in interviews and scoping of possible and developers, and assisting the Agency with prospective buyers/developers and their due diligence questions. The compensation paid to the Contractor shall not exceed Ten Thousand Dollars (\$10,000.00) per month for a period not to exceed twelve (12) months. Such compensation shall include all overhead costs and basic support services incurred by the Contractor. The Agency will not reimburse the Contractor costs deemed by the Agency to be part of the Contractor'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), shall publish notice in a local 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 January 15, 2019.

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



STOCK DEVELOPMENT GROUP, INC.

January 15, 2019
via email: fiorec@jcnj.org

Christopher Fiore
Assistant Executive Director
The Jersey City Redevelopment Authority
66 York Street, 3rd Floor
Jersey City, NJ 07302

**RE: Bayfront I Redevelopment Project
Service Proposal to Support the JCRA's Planned Redevelopment Activities**

Dear Chris,

Stock Development Group, Inc. (SDG Inc.) is pleased to provide this service proposal to support the Jersey City Redevelopment Agency (JCRA) with the planned redevelopment of Jersey City's recently acquired 95-Acre Bayfront Property (Bayfront) on the West Side of Jersey City. Since 2011, SDG Inc. has been actively involved in managing pre-development activities on Bayfront, working closely with the JCRA. SDG Inc.'s historic project activities (reference attached) have included redevelopment planning, architectural and engineering (A/E) oversight, coordinating fiscal impact and market studies, managing permitting work, interacting with outside regulatory agencies, coordinating developer interviews, and co-managing land disposition plans with the project's exclusive listing broker.

Moving forward under Jersey City's ownership, the JCRA seeks assistance in managing the repositioning and enhancement of the Bayfront Redevelopment Plan to meet the current goals and objectives of the City of Jersey City, including maximizing affordable housing opportunities. The goal is to introduce an updated plan to the market on behalf of Jersey City in a timely manner so that land parcels can be sold and developed by third-party investors/developers as part of an overall master development plan for the City.

To assist the JCRA with its planned development strategy, SDG. Inc. proposes the following work scope.

SCOPE OF WORK

Task 1 – Redevelopment Planning

The JCRA recently retained a Planner (Perkins Eastman) and Engineer (Langan Engineering) to jump start master planning, project phasing, and infrastructure updates for the property. The primary objectives of this

Stock Development Group, Inc. (SDG) was retained by Honeywell in October, 2011 to lead Bayfront's predevelopment activities on behalf of Honeywell and the JCRA. The following list of services were provided by SDG:

- 1) Overall Project Management
 - a. Responsible for managing a \$4.6M predevelopment budget on behalf of Honeywell and the JCRA
 - b. Prepare annual budgets and present to both parties for review and approval
 - c. Retain and manage third party resources (engineers; architects/planners; land use attorneys; market study professionals; financial consultants; traffic consultant) to implement predevelopment activities
 - d. Review and approval of payment applications for third-party services
 - e. Coordinate activities with other project functions (Government Relations Team; Communications Team; Environmental Team; Legal Team)
- 2) Engineering Oversight
 - a. Retain engineering firm to prepare preliminary engineering plans for the project
 - b. Retain engineering firm to evaluate impacts of Hurricane Sandy on preliminary development plans; Participate in regional discussions about future resiliency strategies for the region and project
 - c. Retain engineering firm to investigate existing bulkhead and prepare plans for both the ACOE and NJDEP for installing approximately 3,000 LF of new bulkhead
 - d. Manage contractor procurement for the installation of new bulkhead (pricing exercise for budgeting and grant pursuits)
 - e. Retain traffic consultant to prepare preliminary traffic impact studies
 - f. Coordinate proposed traffic improvements with NJCU's traffic engineer/team
 - g. Retain and manage surveyor to prepare subdivision plan
 - h. Participate in meetings with JCMUA as part of finalizing connection plans for future utility services in/around the site
- 3) Development of Property Disposition Phasing Plans
 - a. Retain architect/planner to evaluate options for selling off land parcels
 - b. Retain market study professional to evaluate regional multi-family and for-sale housing statistics and retail statistics to aid in plan development
 - c. Retain fiscal impact consultant to evaluate fiscal and economic impacts associated with various buildout plans (based on residential density)
 - d. Prepare and present market studies and fiscal impact studies to JC for purposes of assessing long term tax abatement impacts pursuant to the City's Tier 4 Policy
 - e. Prepare and present multiple development plans to client for review
 - f. Prepare project renderings
 - g. Present and discuss phasing plans with established local, regional, and national developers for feedback and inputs
 - h. Present findings to Honeywell and JCRA
- 4) Preparation of Phase I Development Plan
 - a. Retain Engineer to prepare updated engineering plans for approximately 68 acres of the property

- b. Value engineer conceptual development plans to yield infrastructure savings
 - c. Utilize detailed drawings to obtain infrastructure Waterfront Development Permit from the NJDEP and to provide to prospective Buyers in the future who could do their own cost take-offs
- 5) Evaluation and Coordination of Transit Alternatives for Bayfront
- a. Work closely with Bayfront's Government Relations Team to Advocate for the HBLR extension
 - b. Work closely with Engineering teams to evaluate options for value engineering the \$200M cost estimate to extend the HBLR from Westside Avenue to Bayfront over Route 440 as well as extending the light rail service throughout the site
 - c. Evaluate other transit alternatives (NJCU's rubber tire trolley; Gondola/The Wire) for Bayfront
- 6) Coordination with Honeywell's Environmental Team
- a. Participate in update meetings w/ Honeywell's Environmental Team to Coordinate closure work with future redevelopment work/plans
 - b. Coordinate any development plans through the environmental team for review and comments prior to finalization and submission to various agencies
- 7) Coordination of Property Disposition Plan
- a. Prepare Request for Proposals on behalf of Bayfront to retain real estate broker for managing the implementation of the disposition plan
 - b. Coordinate procurement process through Honeywell's Procurement Team
 - c. Participate in broker interviews
 - d. Manage day to day activities of selected listing broker
 - e. Function as lead for review and approval of Broker's project offering memorandum
 - f. Help establish and maintain the project data base for prospective buyer due diligence
 - g. Organize and participate in Buyer due diligence meetings including visits to the site
- 8) Periodic Project Updates
- a. Organize and manage weekly update calls with Honeywell project teams
 - b. Organize and manage quarterly update meetings with representatives from Honeywell and JC

task are; 1) to evaluate what 2008 Plan enhancements can be offered to improve the master plan layout while addressing the current goals of Jersey City, 2) to identify what elements of the plan can be shaped into logical near term phases for disposition and development to best meet those City goals, 3) to strategically piece together site infrastructure elements that best complement the proposed development phasing, and 4) to prepare a strategic disposition plan that is aligned with the City's financing plan and overall fiscal objective(s).

Leveraging its institutional project knowledge, SDG, Inc. will be asked to participate in development planning sessions with the Project Planner and Engineer, as well as outside financial advisor (NW Financial), to help shape the proposed plan adjustments with recommendations presented to the JCRA and the City of Jersey City. Consideration will be given to the many technical site constraints (e.g., open space design standards, engineering controls, utility corridor constraints, etc.) while leveraging value elements of the site (waterfront location, existing ingress/egress access points, adjacent stabilized development, future transit access, etc.) to drive master plan decision making. A series of internal planning sessions along with historic site research shall be undertaken as key activities during this task.

SDG, Inc. anticipates that in addition to internal working group meetings, additional meetings with various City Agencies (Planning, Engineering, etc.) will be required as well as follow-up meetings with outside regulatory agencies (eg, NJDOT) and Honeywell's environmental team to confirm development assumptions and coordinate infrastructure phasing. Additional third party consultants may be called upon for updated studies as part of this planning task to refresh work studies and deliverables from the past and the JCRA will likely require SDG Inc. to help identify and manage those outside resources. The primary deliverable associated with this task will be an updated master development plan recommendation by the internal working team with inputs from the JCRA and the City of Jersey City which will ultimately be offered in the market for future development by third party investors/developers.

Task 2 – Value Engineering

As part of its due diligence for acquiring the site, the JCRA (with the aid of Langan Engineering) prepared an initial infrastructure estimate for developing the Bayfront property. Site infrastructure elements included new roadways, utility connections and services, mass grading and site prep, open space amenities, restoration of the existing 3,000 LF bulkhead, and modern storm water management systems, among other things. One of the challenges in moving forward with the planned development will to be to ensure that the future infrastructure plans complement the proposed development but also can be phased in over time by respective vertical developers in a coordinated and efficient manner to best preserve land values for the City.

With an endorsement in hand from the JCRA and the City of Jersey City on an updated master development plan for the site, SDG will be asked to work with the Engineer to assess value engineering opportunities to enhance historic site designs (as prepared by CHA Consulting, Inc.) while maintaining sustainable design goals.

Different than the planning work in Task 1, this task will require a deeper dive into the technical design details of the proposed master development plan starting with the legacy designs, layouts, and permit approvals for the property. Ultimately, this work will help to not only ensure that the engineering elements are appropriately designed and coordinated for future land purchasers/developers, but it will aid the JCRA in its future discussions and negotiations with future buyers who are trying to figure out how to value the land while best understanding their infrastructure contributions and phasing.

Task 3 – Land Disposition Support Services

With an updated master development plan and corresponding infrastructure plan in hand, the JCRA will be in a good position to move forward with land offerings to third party investors/developers. SDG, Inc. will work closely with the JCRA and other third-party resources to organize project information as part of an overall offering memorandum. The goal is to make sure the project team provides as much information as possible in an easy to evaluate format to aid in the future disposition process.

SDG, Inc. anticipates that it will be involved in assisting prospective parcel buyers and/or master developers in their due diligence work to help communicate overall master development plan goals, site development constraints, environmental engineering controls, etc. Additionally, SDG, Inc. will participate in developer interviews and scoping meetings to ensure project underwriting plans and assumptions are consistent with the plans and goals of the JCRA.

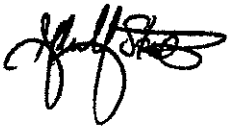
FEE STRUCTURE

SDG, Inc. is prepared to offer its services under a monthly retainer arrangement based on an estimated level of effort working alongside other internal team members. SDG, Inc. is proposing a monthly retainer in the amount of \$10,000 for the above scope of services, covering all the necessary labor and expenses to perform the proposed scope of work.

SDG, Inc. is recommending an initial term of six months, at a point in time which the JCRA can determine the value and need of continuing to retain SDG, Inc. on a go forward basis.

I would like to thank you for the opportunity to support your ongoing needs on this exciting, transformative redevelopment project on Jersey City's West Side. It has been a pleasure to serve the JCRA over the last seven years on this redevelopment project and I welcome the opportunity to maintain a role in the future development and buildout of the site. Should you have any questions or wish to discuss this service proposal in greater detail, feel free to contact me at (732) 331-5405 at your earliest convenience.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Glenn Stock', with a stylized, flowing script.

Glenn Stock
President – Stock Development Group, Inc.

attachment

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Board of Commissioners of the Jersey City Redevelopment Agency ("Agency")

FROM: Diana H. Jeffrey; Executive Director

DATE: January 15, 2019

SUBJECT: Extraordinary Unspecifiable Services for Services to be provided by Glen Stock of Stock Development Group, Inc. ("Stock")

This is to request your approval of a resolution authorizing a contract to be executed as follows:

Firm: Stock Development Group, Inc.

Cost: An amount not to exceed Ten Thousand Dollars (\$10,000.00) monthly for one year, for a total not to exceed amount of One Hundred and Twenty Thousand Dollars (\$120,000.00), based on the hourly rates set forth in the proposal, attached hereto.

Duration: Not to exceed one year

Purpose: Specialized Services including redevelopment planning, value engineering and land disposition support for the Bayfront I Redevelopment Area

1. Provide a clear description of the nature of the work to be done.

Stock shall provide services which include but are not limited to redevelopment planning, including master planning, project phasing and infrastructure planning; value engineering, including infrastructure estimates, review of technical design details and environmental and engineering elements and; land disposition support services, including with land offerings to investors and developers, organization of project information as part of offering memorandum, assisting in interviews and scoping of possible and developers, and assisting the Agency with prospective buyers/developers and their due diligence questions.

2. Describe in detail why the contract meets the provisions of the statute and rules.

The Bayfront I Redevelopment Area is a site of over 100 acres, with a long history and a myriad of environmental, land use and development complexities. Stock's expertise and extensive training as real estate developer and environmental expert, as well as background in civil engineering, combined with his nearly decade long historical knowledge of the Bayfront site makes him uniquely qualified to assist the Agency with the redevelopment. Stock can and has provided a range of specialized services that require extensive training and unique expertise in large scale real estate developments, with deep environmental and technical knowledge and the ability to manage planning, engineering and architectural concepts.

3. **The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:**

The performance of the services Stock will provide cannot reasonably be described by written specification because the Agency needs a contractor with specialized skills including, but not limited to, project management skills, engineering and planning experience, real estate redevelopment expertise, and environmental knowledge. In addition, the Agency needs a contractor with experience and expertise of the Bayfront area in particular because of the high degree of complexity of this project. During Stock's prior work with the Bayfront Project, Stock performed numerous services with respect to the project including, but not limited to, the following services: management of a \$4,600,000 pre-development budget; supervised engineers preparing preliminary engineering plans; retained and coordinated proposed traffic improvements and impact studies; retained and coordinated with architects and planners to evaluate the sale of land parcels; assisted in value engineering of the conceptual development plans; advised on procurement of professionals; and provided overall deep insight and analysis of the development of the Bayfront I Redevelopment Area site. Stock's historical knowledge of the Bayfront site combined with his professional experience and technical skills uniquely qualifies Stock for the specialized work that the Agency needs for this unique and special redevelopment project.

4. **Describe the informal solicitation of quotations:**

Stock Development Group: not to exceed \$10,000 per month for a period not to exceed one year

5. **I have reviewed the rules of the Division of Local Government Services pursuant to N.J.A.C.5:34-2.1 et seq. and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.**

Respectfully,

Name 
(Signature)

Title Executive Director

(Original to be retained by governing body's Clerk with the affirmed copy of the resolution; signed duplicate to be kept by appropriate official.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES AGREEMENT NO. 19-01-MPN2 WITH
POTOMAC HUDSON ENVIRONMENTAL, INC. FOR
ENVIRONMENTAL CONSULTING AND LICENSED SITE
REMEDiation PROFESSIONAL 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 a certain Cooperation Agreement (the “**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 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 (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 Property shall transfer to the City on January 15, 2019; 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.*, the Redevelopment Plan, the Purchase Agreement and the Cooperation Agreement, the Agency has a need for Environmental Consulting and Licensed Site Remediation Professional Services ("**Environmental and LSRP Services**") from an experienced and qualified firm to provide regulatory and site remediation services as well as environmental consulting relating to the Bayfront I Redevelopment Area (the "**Property**"); and

WHEREAS, on July 11, 2018, the Agency publicly issued a Request for Qualifications for various engineering and environmental services through a fair and open process in accordance with *N.J.S.A. 19:44A-20.5* and established a pre-qualified list of engineering firms to service the Agency; and

WHEREAS, proposals were requested from various firms from the pre-qualified list based on the Agency's Scope of Work ("SOW") and the Agency found that Potomac Hudson Environmental, Inc.'s proposal demonstrated extensive and demonstrable experience and knowledge of site remediation projects, as well as competitive pricing for the services to be rendered for the SOW; and

WHEREAS, the Agency wishes to enter into a professional service agreement with Potomac Hudson Environmental, Inc. Contract No. 19-01-MPN2 to continue the remedial investigations and environmental oversight at the Property during the 2019 calendar year in accordance with the proposal dated January 11, 2019 for a contract amount of \$58,285.00.

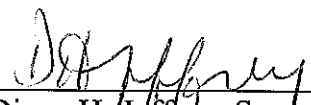
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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 Potomac Hudson Environmental, Inc. for environmental consulting and licensed site remediation professional services in an amount of Fifty Eight Thousand Two Hundred Eighty Five (\$58,285.00) and for a term to expire on January 31, 2020 in accordance with terms and conditions set forth in the Agency's SOW, the Proposal and the Agency's form professional services agreement.

Section 3. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the agreement and any and all other 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 January 15, 2019.

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



POTOMAC-HUDSON ENVIRONMENTAL, INC.

January 11, 2019

Transmit via Electronic Mail

Mary Pat Noonan
Jersey City Redevelopment Agency
66 York Street – Floor 2
Jersey City, NJ 07302

Re: Updated Cost Estimate for Environmental Consulting and
Licensed Site Remediation Professional Services
Bayfront I Redevelopment Area
Jersey City, Hudson County, New Jersey

Dear Ms. Noonan:

As requested by Eric Tomaszewski in his email dated January 10, 2019, please find Potomac-Hudson Environmental, Inc.'s ("PHEnv"), updated costs for our January 3, 2019 proposal to provide environmental consulting and licensed site remediation professional services to the Jersey City Redevelopment Agency (JCRA) (hereinafter "Client") for the referenced project located in Jersey City, New Jersey ("the Site").

As indicated in Mr. Tomaszewski's email, the transfer of all existing permits will principally be undertaken by Honeywell, and therefore we have provided an estimated cost for Tasks 1 through 5 based on PHEnv's limited technical review of documents prior to filing.

For Task 6, we have estimated a total cost for maintenance of the soil pile for one year to include monthly inspections and summary reporting to JCRA. The estimated cost assumes we would visually check the soil pile once a month. Based on the limited site reconnaissance we have conducted, we assume that the subject soil pile is the uncovered berm present on the site. Monthly summary reporting to JCRA would consist of a letter summary transmitted via email to the JCRA project manager with our findings of the inspection.

For Task 8, we have added an estimated cost for LSRP services related to the preparation of a groundwater monitoring report for the CEA, preparation of forms for the anticipated CEA, and preparation of a subsequent Remedial Action Permit (RAP) application, Remedial Action Report (RAR) and Response Action Outcome (RAO). For the RAO, we are assuming that Honeywell would provide all previous reports in an electronic format.

For Task 11 we have allocated a contingency budget to account for such actions as responding to requests from JCRA regarding additional site management or oversight responsibilities as well as NJDEP inquiries regarding technical reports, LSRP forms or other site-related issues. Our contingency budget includes time for our LSRP for technical NJDEP-related issues and a combination of LSRP and senior management for JCRA-related issues.

For Task 12 we have assumed attendance at three meetings, including an initial project kick-off meeting. The initial meeting would be attended by the LSRP and project manager, and

Scientists • Planners • Engineers

P.O. Box 7, 207 S. Stevens Avenue, South Amboy, New Jersey 08879 • Phone: 732-525-3100 • Fax: 732-525-9254
P.O. Box 1206, 136 W. 16th Street, New York, New York 10011 • Phone: 212-243-3574 • Fax: 212-645-4634
16-4 Chapel Avenue, Jersey City, New Jersey 07305 • Phone: 201-413-0990 • Fax: 201-413-0960

subsequent meetings would be attended by the project manager and support staff. We have also assumed participation in three teleconferences of one hour each, and including LSRP and/or project manager.

Our revised cost estimate with a total project cost estimate is as follows:

Task	Assumptions	Cost/Hourly Rates
1. Retain LSRP on behalf of JCRA		\$ 170
2. Assist in transfer of soil and groundwater RAPs to JCRA	Assumes 4 soil RAPs and 2 groundwater RAPs. Assumes PHEnv's limited technical review of each prior to filing.	\$1,020
3. Assist in transfer of NJDEP Waterfront Development Permit	Assumes PHEnv's limited technical review prior to filing.	\$330
4. Assist in transfer of Army Corps Nationwide Permit Confirmation	Assumes PHEnv's limited technical review prior to filing.	\$330
5. Assist in transfer of Hudson-Essex-Passaic Soil Conservation District Soil Erosion Sedimentation Control Plan related to soil pile	Assumes PHEnv's limited technical review prior to filing.	\$165
6. Assist in ongoing maintenance of soil pile on property	Assumes visual inspection of pile once per month and monthly emailed summary reports.	\$4,440
7. Install one groundwater monitoring well	Assumes 2-inch well installed to maximum depth of 15 feet. Includes Driller, PHEnv field supervision and survey of well.	\$ 5,350
8. Conduct one round of quarterly groundwater monitoring at three wells and prepare CEA documentation, RAP, RAR and RAO	a. Assumed parameters for one round quarterly sampling are benzene and TBA. Includes PHEnv field supervision and equipment. Assumes one day of sampling.	\$1,550
	b. Also includes the following LSRP services related to groundwater: <ul style="list-style-type: none"> - Preparation of monitoring report for CEA - Preparation of Receptor Evaluation - Preparation of NJDEP forms related to 	\$ 24,800

Task	Assumptions	Cost/Hourly Rates
	CEA, including mandatory ancillary NJDEP Forms (Cover Cert, Online Authorization and CID) <ul style="list-style-type: none"> - Preparation of RAP application - Preparation of RAR - Preparation of RAO 	
9. Conduct annual inspection of engineering controls and prepare Biennial Certifications for four separate RAPs.	Assumes one annual inspection and prepare 4 separate Biennial Certifications. \$2000 per Biennial Certification, including inspections.	\$ 8,000
10. Conduct one round of annual groundwater monitoring well sampling at five wells for two separate groundwater RAPs and prepare annual monitoring report for each RAP.	Assumed analytical parameters are benzene, MTBE and TBA. Includes laboratory analysis of 5 groundwater samples plus QA/QC samples, and PHEnv field sampling and equipment. Assumes one day of sampling. Assumes two annual reports.	\$ 6,760
11. Contingency for miscellaneous administrative tasks.	Assumes six hours of LSRP time and 6 hours of Project Manager over a one year period.	\$ 1,980
12. Project Management/Attend Meetings	Assumes attendance at three meetings with JCRA and miscellaneous project coordination.	\$ 3,390
TOTAL ESTIMATED COST		\$ 58,285

The estimated costs above will be billed based on attached PHEnv's Fee Schedule.

Please let us know if you require any additional information.

Sincerely,



David R. Draper, LSRP

PHEnv FEE SCHEDULE - Effective January 2019

<u>Professional Services</u>	<u>Hourly Rate</u>
Principal/Expert Testimony	\$200
Director	\$175
Licensed Site Remediation Professional	\$170
Senior Project Manager	\$165
Project Manager	\$160
Senior Environmental Scientist/Engineer 3	\$150
Senior Environmental Scientist/Engineer 2	\$140
Senior Environmental Scientist/Engineer 1	\$135
Environmental Scientist/Engineer 2	\$125
Environmental Scientist/Engineer 1	\$115
Junior Environmental Scientist/Engineer 2	\$105
Junior Environmental Scientist/Engineer 1	\$ 95
Technician	\$ 90
Draftsperson	\$ 75

Travel and Equipment

Charges for company owned equipment and expendable supplies will be billed according to Potomac-Hudson Environmental, Inc.'s schedule of charges for equipment and supplies. Where applicable, the use of personal vehicles for travel will be charged at the current federal rate.

Subcontractor and Direct Costs

Subcontractor services and the costs associated with the purchase or rental of parts or specialized equipment will be billed at cost plus 15 percent. All direct charges (e.g., rental vehicles and equipment, meals, air/rail travel and lodging) and outside delivery and reproduction costs will be billed at cost plus 15 percent.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 19-01-MPN3 WITH LEEMARK ELECTRIC INC. TO PERFORM ELECTRICAL SERVICES AT 180 NINTH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the "**City**") has designated that certain area known as the Betz Brewery Redevelopment Area (the "**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, pursuant to the Redevelopment Law, the City has enacted the Betz Brewery 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, the Jersey City Redevelopment Agency (the "**Agency**") owns that certain property located within the Redevelopment Area identified as Block 8804, Lot 2 on the official tax maps of the City, commonly known as the Community Education Recreation Center at 180 Ninth Street (the "**Property**"); and

WHEREAS, the Agency requires the services of an electrician to replace and retrofit various light fixtures on the Property; and

WHEREAS, in response to the Agency's request for quotes for electrical services, Leemark Electric Inc. (the "**Contractor**") submitted a proposal, a copy of which is on file with Agency, to provide electrical services at the Property in an amount not to exceed \$24,500.00; and

WHEREAS, Agency staff found the Contractor's proposal to be most responsive to the Agency's need and most favorably-priced; and

WHEREAS, the Agency desires to enter into a contract with the Contractor to perform the tasks listed in the Contractor's proposal; and

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

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 of the Agency hereby authorizes the Agency to execute Contract No. 19-01-MPN3 with the Contractor in an amount not to exceed \$24,500.00 for performance of electrical services at the Property.

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.

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 January 15, 2019.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO SCHEDULE "C" OF THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND BRIGHT AND VARICK URBAN RENEWAL, LLC, DATED MAY 29, 2018 FOR PROPERTY LOCATED ON BLOCK 13902, LOT 32 WITHIN THE BRIGHT AND VARICK REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") and Bright and Varick Urban Renewal, LLC (the "Redeveloper") entered into a Redevelopment Agreement dated April 4, 2012, as amended by a First Amendment dated August 13, 2013, and as amended and superseded by an Amended and Restated Redevelopment Agreement dated May 29, 2018 (the "Amended Redevelopment Agreement"), for the redevelopment of certain real property located within the Bright and Varick Redevelopment Area located at 268 Varick Street, Jersey City, New Jersey and identified on the City's official tax map as Block 13902, Lot 32 (the "Property"); and

WHEREAS, the Amended Redevelopment Agreement included an exhibit identified as Schedule C setting forth a construction schedule for the redevelopment project on the Property; and

WHEREAS, the Redeveloper has requested that Schedule C of the Amended Redevelopment Agreement be amended to reflect certain changes to the construction schedule for the redevelopment project on the Property; and

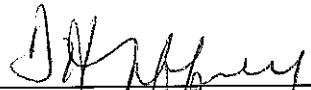
WHEREAS, the Agency is willing to consent to the amendment of Schedule C in substantially the form attached hereto and wishes to adopt this Resolution in order to authorize this amendment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency hereby authorizes the amendment to Schedule C of the Amended Redevelopment Agreement in substantially the form attached hereto; and

BE IT FURTHER RESOLVED that this amended Schedule C shall replace and supersede the original Schedule C that had been attached as an exhibit to the Amended Redevelopment Agreement; and

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

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 15, 2019.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF CARA SQUARED, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3, A/K/A 306 BERGEN AVENUE AND 141 KEARNEY AVENUE, WITHIN THE GREEN VILLA REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “City”) has designated that certain area known as the Green Villa 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 Green Villa 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, Cara Squared, LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 22502, Lots 1, 2 and 3, commonly known as 306 Bergen Avenue and 141 Kearney Avenue (the “**Property**”) with a three-story mixed use building containing community space on the ground floor and residential units on the second and third floors (the “**Project**”); and

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

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

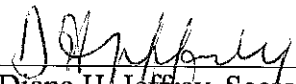
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

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

Section 3. If, by May 15, 2019 or such later date as established by the Executive Director in accordance with Section 2 hereof, the parties have not executed a mutually acceptable redevelopment agreement, the designation of Cara Squared, LLC 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.

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 January 15, 2019.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF RAJIV SOIN OR AN ENTITY FORMED BY HIM AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 23202, LOT 75, A/K/A 284 MARTIN LUTHER KING, JR. DRIVE, WITHIN THE JACKSON HILL REDEVELOPMENT

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, Rajiv Soin, 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 23202, Lot 75, commonly known as 284 Martin Luther King, Jr. Drive (the “**Property**”) with a three-story mixed use building containing commercial space on the ground floor, and five residential units above (the “**Project**”); and

WHEREAS, the Agency wishes to designate Rajiv Soin, 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. Rajiv Soin, 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 May 15, 2019 unless extended for a period of no more than 30 days by the Executive Director in her sole discretion.

Section 3. If, by May 15, 2019 or such later date as established by the Executive Director in accordance with Section 2 hereof, the parties have not executed a mutually acceptable redevelopment agreement, the designation of Rajiv Soin, 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.

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 January 15, 2019.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 204 STEGMAN STREET AND 174-178 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL 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 Jackson Hill Redevelopment Area (the “Redevelopment Area”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Jackson Hill Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “Redevelopment Plan”); and

WHEREAS, certain properties identified on the City’s tax maps as Block 25001, Lots 66 and 68.01, also known as 204 Stegman Street and 174-178 Martin Luther King Jr. Drive, respectively (collectively, the “Property”), are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on January 16, 2018, the Agency adopted Resolution No. 18-01-08 (the “Designation Resolution”) conditionally designating Webb Washington Community Development Corporation, a nonprofit corporation of the State of New Jersey (the “Redeveloper”) as redeveloper of the Property, which designation was subsequently extended by Resolution No. 18-07-11 dated July 30, 2018, to allow time for the Redeveloper to comply with the several conditions set forth in the Designation Resolution; and

WHEREAS, Redeveloper’s designation is set to expire on or about January 29, 2019; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until July 28, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for up to sixty (60) days, so that the Redeveloper may comply with the several conditions set forth in the Designation Resolution.

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

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

Section 2. The designation as Redeveloper of the Property previously granted to Redeveloper is hereby extended until July 28, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for up to sixty (60) days, to allow time for the Redeveloper to comply with the several conditions set forth in the Designation Resolution.

Section 3. 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 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on January 15, 2019.


DIANA H. JEFFREY, SECRETARY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A TEMPORARY CONSTRUCTION EASEMENT TO 342 INVESTORS, LLC ON BLOCK 22601, LOTS 1-5 TO FACILITATE THE REDEVELOPMENT OF A MUNICIPAL BUILDING AND MUNICIPAL PARKING DECK ON ADJOINING PROPERTY 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"); Second Amendment dated April 2, 2018 ("Second Amendment"); and Third Amendment dated December 19, 2018 (the "Third Amendment") (collectively, the "Redevelopment Agreement"); and

WHEREAS, the Third Amendment designated 342 Investors, LLC ("342 Investors") as the redeveloper to construct a +/- 39,470 sf of office space together with four (400) covered parking spaces on property located at Block 22601, Lots 10-15, 24-35 and 37 (the "Municipal Office Project"); and

WHEREAS, 342 Investors has indicated that a construction easement on Agency property located at Block 22601, Lots 1-5 is necessary for staging and access to facilitate the construction of the Municipal Office Project; and

WHEREAS, the Municipal Office Project serves a public purpose and is consistent with the Redevelopment Plan;

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 Executive Director is hereby authorized to execute a temporary construction easement to 342 Investors, LLC at Agency owned property at Block 22601, Lots 1-5 in Jersey City, New Jersey in the Jackson Hill Redevelopment Area. The construction easement will facilitate the construction of a municipal office project on adjoining property comprised of +/- 39,470 sf of office space together with four (400) covered parking spaces.
3. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this resolution.
4. If any part of this resolution shall be deemed invalid, such part shall be severed and the invalidity thereby shall not affect the remaining parts of this resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
6. This Resolution shall take effect immediately.

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 January 15, 2019.


DIANA H. JEFFREY, SECRETARY

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

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (the "Easement Agreement") is made and entered into this _____ day of _____, 2018 by and between **JERSEY CITY REDEVELOPMENT AGENCY** with offices at 66 York Street, 2nd floor, Jersey City, New Jersey 07032 (the "Grantor") and **342 INVESTORS, LLC** with offices at 2 Pond's Edge Drive, Chadds Ford, Pennsylvania 19317 ("Grantee").

BACKGROUND/RECITALS

WHEREAS, Grantor is the owner in fee simple of that certain property identified as Block 22601, Lots 1, 2, 3, 4, and 5 on the Official Tax Map of the City of Jersey City, Hudson County, New Jersey (the "Grantor Property"); and

WHEREAS, Grantee is the owner in fee simple of that certain property identified as Block 22601, Lots 10, 11-15, 16.15, 23.15, 24-32, 34, 35 and 37 on the Official Tax Map of the City of Jersey City, Hudson County, New Jersey (the "Grantee Property"); and

WHEREAS, Grantee is constructing on the Grantee Property a municipal office project to be comprised of ±39,470 sf of office space together with four hundred (400) covered parking spaces (together the "Grantee Improvements"); and

WHEREAS, in connection with construction of the Grantee Improvements, Grantee has requested a temporary construction easement to facilitate access to the Grantee Property and construction of the Grantee Improvements, and Grantor has agreed to provide such easement subject to and in accordance with the terms and conditions hereafter set forth;

NOW THEREFORE, in exchange for the mutual promises and covenants contained herein between the parties hereto and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

1. Grant of Easement; Easement Purpose; Term.

A. Grantor hereby grants and conveys to Grantee and its agents and contractors (collectively, the "Grantee") a non-exclusive temporary right, privilege and easement across, over and through the Grantor Property identified on Exhibit "A" hereto as the Temporary Construction Easement Area ("Easement Area") for the purpose of facilitating access to the Grantee Property and construction of the Grantee Improvements (the "Easement"). The Easement granted herein shall include without limitation the right of pedestrian and vehicular ingress and egress to, from and through the Easement Area in order to access the Grantee Property.

B. Grantee will notify Grantor within a reasonable period of time before the commencement of any activities within the Easement Area. This temporary grant of easement shall expire upon the earlier of (i) completion of the Grantee Improvements or (ii) two (2) years from the date of this Easement Agreement.

C. After the two (2) year term of use of the Easement Agreement, or earlier if Grantee determines that it has no further need to use the Easement Area, Grantee shall as soon as

possible, given weather conditions, restore the Easement Area, as nearly as practicable to its original condition taking into consideration the nature of the work performed, and with grass areas to be seeded. Any improvements which are altered or damaged during the Grantee's use shall be repaired and/or replaced at the option of the Grantor.

2. Manner of Use. Grantee shall exercise all of its rights herein granted in a reasonable manner designed to minimize interference with Grantor's overall use and enjoyment of the Grantor Property.

3. Indemnification/Hold Harmless. Grantee agrees to indemnify, defend and hold harmless the Grantor and the City of Jersey City from and against any and all claims, charges, suits and damages arising from or relating to Grantee's use of this Easement, excluding any caused by the gross negligence or willful misconduct of the Grantor and/or its agents, employees, representatives and/or assigns.

4. Insurance. Before Grantee commences use of the Easement Area, Grantee shall maintain or cause its contractors or other agents of Grantee using the Easement Area to maintain, commercial general liability insurance with coverage amounts of no less than \$3,000,000 for single limit and \$5,000,000 for combined single limit. Grantee may not exercise his rights under this Easement until certificates of insurance relative to the above are furnished to Grantor. Certificates of insurance, provided by contractors, employees or agents of Grantee, shall name Grantor as additional insured. Certificates of insurance shall be furnished to Grantor each year by the anniversary date of this Easement.

5. Binding Agreement; Successors and Assigns. This Easement Agreement and the rights and obligations set forth herein shall be binding upon and inure to the benefit of the Grantor and the Grantee and their respective representatives, successors and assigns.

6. Modifications. This Easement Agreement cannot be changed, modified, waived or cancelled except by an agreement in writing executed by the party against whom enforcement of such modification, change, waiver or cancellation is sought.

7. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

8. Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed an original and part of one and the same document.

9. Incorporation of Recitals. The recitals set forth hereinabove at the outset of this instrument are true and correct and are incorporated herein as though set forth in their entirety in the body of this Easement Agreement.

10. Entire Agreement. This Easement Agreement, including all exhibits thereto, constitutes the sole understanding of the parties about this subject matter and may not be amended or modified except in writing signed by each of the parties to the Easement Agreement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor and the Grantee, with intent to be legally bound, have caused this Temporary Construction Easement Agreement to be duly executed as of the day and year first above written.

GRANTOR:

JERSEY CITY REDEVELOPMENT AGENCY

ATTEST:

By: _____

Name: Diana H. Jeffrey

Title: Executive Director

GRANTEE:

WITNESS:

342 INVESTORS, LLC

By: Brandywine Real Estate Investors, LLC,
Manager

By: _____

Eric C. Moore, Vice President

STATE OF NEW JERSEY :
 : ss
COUNTY OF HUDSON :

Be it remembered, that on this _____ day of _____, 2018, before me, the subscriber, is and for said county, personally appeared Diana H. Jeffrey, Executive Director of the Jersey City Redevelopment Agency, who, I am satisfied is the person who signed the within instrument and she acknowledged that she signed and delivered the same as such officer aforesaid, and that the within instrument is the voluntary act and deed of such agency, made by virtue of a Resolution of its Board.

IN WITNESS WHEREOF, I hereunto set my hand and office seal.

Notary Public
Printed Name: _____
My Commission Expires: _____

STATE OF NEW JERSEY :
 : ss
COUNTY OF HUDSON :

On this _____ day of _____, 2018, before me, the undersigned authority, personally appeared Eric C. Moore, Manager of Brandywine Real Estate Investors, LLC, the manager of 342 Investors, LLC, who I am satisfied is the person who signed the within instrument, and acknowledged that he signed, sealed and delivered same as such member aforesaid, and that the within instrument is the voluntary act and deed of such limited liability company, made by virtue of a Resolution of its members.

IN WITNESS WHEREOF, I hereunto set my hand and office seal.

Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

Temporary Construction Easement Area

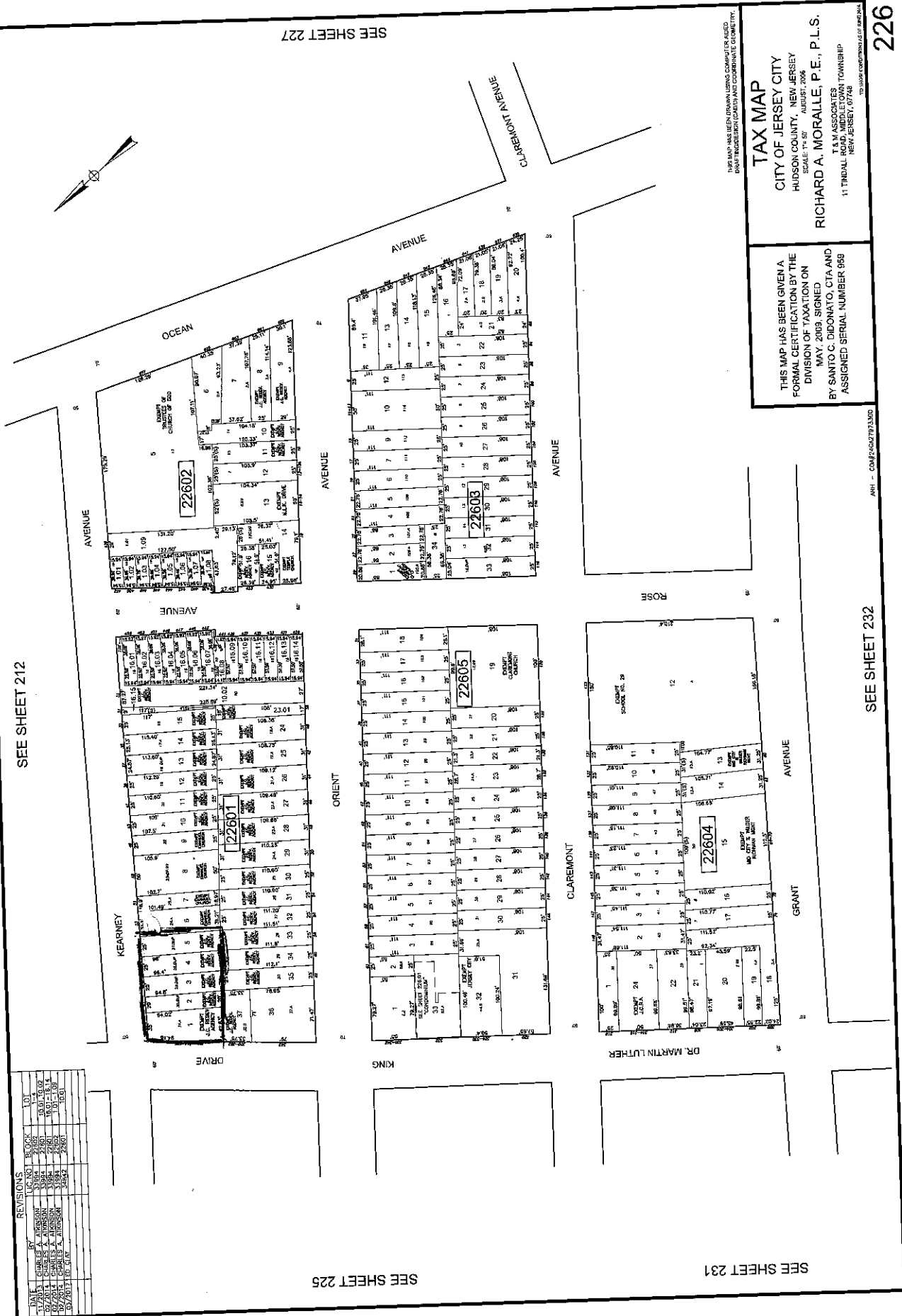
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SEE SHEET 212

REVISIONS			
DATE	BY	REASON	NO.
07/20/11	CHARLES A. MORALLE	2160	1
07/20/11	CHARLES A. MORALLE	2160	2
07/20/11	CHARLES A. MORALLE	2160	3
07/20/11	CHARLES A. MORALLE	2160	4
07/20/11	CHARLES A. MORALLE	2160	5
07/20/11	CHARLES A. MORALLE	2160	6
07/20/11	CHARLES A. MORALLE	2160	7
07/20/11	CHARLES A. MORALLE	2160	8
07/20/11	CHARLES A. MORALLE	2160	9
07/20/11	CHARLES A. MORALLE	2160	10
07/20/11	CHARLES A. MORALLE	2160	11
07/20/11	CHARLES A. MORALLE	2160	12
07/20/11	CHARLES A. MORALLE	2160	13
07/20/11	CHARLES A. MORALLE	2160	14
07/20/11	CHARLES A. MORALLE	2160	15
07/20/11	CHARLES A. MORALLE	2160	16
07/20/11	CHARLES A. MORALLE	2160	17
07/20/11	CHARLES A. MORALLE	2160	18
07/20/11	CHARLES A. MORALLE	2160	19
07/20/11	CHARLES A. MORALLE	2160	20
07/20/11	CHARLES A. MORALLE	2160	21
07/20/11	CHARLES A. MORALLE	2160	22
07/20/11	CHARLES A. MORALLE	2160	23
07/20/11	CHARLES A. MORALLE	2160	24
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07/20/11	CHARLES A. MORALLE	2160	31
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07/20/11	CHARLES A. MORALLE	2160	33
07/20/11	CHARLES A. MORALLE	2160	34
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07/20/11	CHARLES A. MORALLE	2160	37
07/20/11	CHARLES A. MORALLE	2160	38
07/20/11	CHARLES A. MORALLE	2160	39
07/20/11	CHARLES A. MORALLE	2160	40
07/20/11	CHARLES A. MORALLE	2160	41
07/20/11	CHARLES A. MORALLE	2160	42
07/20/11	CHARLES A. MORALLE	2160	43
07/20/11	CHARLES A. MORALLE	2160	44
07/20/11	CHARLES A. MORALLE	2160	45
07/20/11	CHARLES A. MORALLE	2160	46
07/20/11	CHARLES A. MORALLE	2160	47
07/20/11	CHARLES A. MORALLE	2160	48
07/20/11	CHARLES A. MORALLE	2160	49
07/20/11	CHARLES A. MORALLE	2160	50

SEE SHEET 225

SEE SHEET 231



TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST 2008
RICHARD A. MORALLE, P.E., P.L.S.
T.A.M. ASSOCIATES
11 TINDALL ROAD, SUITE 200
NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 2008, SIGNED
BY SANTO G. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 958

ARH - COMFAS027873.MXD

SEE SHEET 232

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES AGREEMENT WITH DRESDNER
ROBIN ENVIRONMENTAL MANAGEMENT INC. FOR
ENVIRONMENTAL CONSULTING AND LICENSED SITE
REMEDATION PROFESSIONAL SERVICES WITHIN THE MORRIS
CANAL REDEVELOPMENT AREA**

WHEREAS, pursuant to 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 Morris Canal Redevelopment Plan (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Morris Canal Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is the owner of that certain property identified as Block 18901, Lot 1.01 on the official tax maps of the City (the “**Property**”), which is located within the Redevelopment Area; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency has a need for environmental consulting and licensed site remediation professional services to be performed on the Property; and

WHEREAS, Dresdner Robin Environmental Management Inc. (“**Dresdner**”) previously served as the environmental professional and Licensed Site Remediation Professional (“**LSRP**”) to perform environmental consulting and LSRP services at the Property; and

WHEREAS, Dresdner submitted that certain Anticipated Scope of Work dated December 17, 2018 (the “**Scope of Work**”); and

WHEREAS, the Agency wishes to enter into a professional service agreement with Dresdner to perform the environmental consulting and LSRP services set forth in the Scope of Work at the Property for a term not to exceed one (1) year and for a contract amount not to exceed Eighty Thousand Four Hundred and Ninety Three Dollars and Twenty-Seven Cents \$80,493.27; and

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

WHEREAS, pursuant to *N.J.S.A. 40A:11-2(6)* and *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), contracts for which the subject matter consists of professional services may be awarded without public 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:

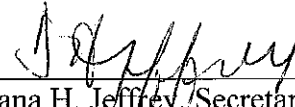
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a professional services agreement with Dresdner for the performance of environmental consulting and LSRP services in an amount not to exceed Eighty Thousand Four Hundred and Ninety Three Dollars and Twenty-Seven Cents \$80,493.27 and for a term not to exceed one (1) year.

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

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

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 January 15, 2019.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A FIRST AMENDMENT TO ACCESS AGREEMENT
BETWEEN JERSEY CITY REDEVELOPMENT AGENCY AND PPG
INDUSTRIES, INC. FOR THE PROPERTY LOCATED AT BLOCK
18901.01, LOT 1.01 WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") is the owner of certain properties located within the Morris Canal Redevelopment Area identified as Block 18901, Lots 7, 8, 9, 10 and 12 ("**JCRA Properties**") and the property formerly known as Block 18901, Lot 18, which is now a part of Block 18901, Lot 1.01 ("**Berry Lane Park Property**") on the official tax maps of the City of Jersey City; and

WHEREAS, by Resolution No. 18-02-18 dated February 20, 2018, the Agency was authorized to enter into an Access Agreement with PPG Industries, Inc. ("**PPG**") for the purpose of performing certain testing, soil boring, groundwater testing and monitoring and remedial work at the JCRA Properties ("**Original Agreement**"); and

WHEREAS, the Original Agreement did not include access to the property formerly known as Block 18901, Lot 18, which is now a part of Block 18901, Lot 1.01 ("**Berry Lane Park Property**"), and is owned by the Agency; and

WHEREAS, during investigation and remedial activities for 457 Communipaw Avenue, Jersey City, PPG deemed that it was necessary to install three soil borings on the former block 18/Berry Lane Park Property; and

WHEREAS, the three borings are under a building that extends onto the Berry Lane Park Property, and are not within the gated/fenced boundaries of Berry Lane Park; and

WHEREAS, PPG has indicated there is a need for the PPG Licensees and the Court Licensee (as defined in the Original Agreement) to access the JCRA Properties and the Berry Lane Park Property for the same purposes specified in the Original Agreement; and

WHEREAS, in addition to the JCRA Properties, PPG has requested access to the Berry Lane Park Property for the purpose of performing certain testing, soil boring, groundwater testing and monitoring and remedial work; and

WHEREAS, the Agency desires to authorize an amendment to the Original Agreement (the "**First Amendment**", and together with the Original Agreement, the "**Access Agreement**") to authorize access to the Berry Lane Park Property and to extend the term of the Access Agreement to December 31, 2019.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Agency hereby authorizes the First Amendment in substantially the same form attached hereto.

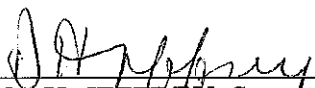
Section 3. The Access Agreement shall be for a term ending December 31, 2019, subject to the discretion of the Executive Director of the Agency.

Section 4. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the First Amendment and any and all other documents necessary to effectuate this Resolution in consultation with counsel.

Section 5. The Chairman, Vice Chairman, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the First Amendment and this Resolution.

Section 6. 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 January 15, 2019.


DIANA H. JEFFREY, Secretary

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

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

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

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

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

WHEREAS, on June 20, 2017, the Agency adopted Resolution No. 17-06-15 conditionally designating Uneek Inspiration, a nonprofit corporation of the State of New Jersey (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended to allow time for the Agency and Redeveloper to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, pursuant to Resolution No. 18-09-12 adopted September 17, 2018, Redeveloper’s designation is set to expire on February 16, 2019; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until July 8, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for up to sixty (60) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

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


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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until July 8, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for up to sixty (60) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The 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 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on January 15, 2019.


DIANA H. JEFFREY, SECRETARY

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY ESTABLISHING THE ANNUAL MEETING
SCHEDULE AND DESIGNATING OFFICIAL NEWSPAPERS**

BE IT RESOLVED by the Jersey City Redevelopment Agency (the "Agency"), that the following matters are hereby determined in accordance with the provisions of the Open Public Meetings Act, *N.J.S.A. 10:4-6 et seq.*:

Section 1. The regular meetings of the Agency shall be held at the Community Education and Recreation Center (CERC) at 180 Ninth Street, Room 120, Jersey City, New Jersey, on the third Tuesday of each month at 6:00 p.m., unless otherwise noted. The meeting dates for the balance of the 2019 calendar year and the beginning of 2020 are as follows:

February 19, 2019
March 19, 2019
April 16, 2019
May 21, 2019
June 18, 2019
July 16, 2019
August 20, 2019
September 17, 2019
October 15, 2019
November 19, 2019

*December 17, 2019 (Meeting begins at 5:00 p.m.)
January 21, 2020

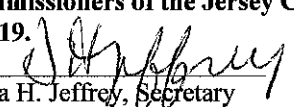
Section 2. The Agency hereby designates the following newspapers as newspapers in which its official notices may appear: The Hudson Reporter, The Jersey Journal, and The Star Ledger.

Section 3. A certified copy of this Resolution shall be posted within seven (7) days after the date of adoption in the offices of the Agency, located at 66 York Street, Floor 3, Jersey City, New Jersey, and the offices of the City of Jersey City, located at 280 Grove Street, Jersey City, New Jersey, and mailed by the Secretary to the newspapers identified in Section 2, and filed with the Clerk of the City of Jersey City.

Section 4. A copy of this Resolution shall be available for public inspection at the offices of the Agency.

Section 5. This Resolution shall take effect immediately.

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 January 15, 2019.


Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Green	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE REIMBURSEMENT OF EXPENSES FOR UNPAID INTERNS**

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") engages unpaid interns from time to time; and

WHEREAS, the Agency wishes to establish a policy whereby such unpaid interns may be reimbursed for their commuting costs or other expenses incurred in connection with their internship, in an amount not to exceed One Hundred Dollars per month per intern,

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

Section 2. The Agency hereby authorizes the reimbursement to unpaid interns of their commuting costs or other expenses incurred in connection with their internship, in an amount not to exceed One Hundred Dollars per month per intern.

Section 3. Each of the Chair, Vice-Chair, Secretary, and Executive Director are hereby authorized to take all actions necessary or desirable to effectuate this Resolution.

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 January 15, 2019.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Green	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF SPECIAL LEGAL SERVICE CONTRACTS WITH ERIC M. BERNSTEIN & ASSOCIATES, 19-01-DJ01; MCNALLY, YAROS, KACZYNSKI & LIME, LLC, 19-01-DJ02; GLUCKWALRATH, LLC, 19-01-DJ03, ARCHER & GREINER, PC, 19-01-DJ04, KINSEY, LISOVICZ, REILLY & WOLF, 19-01-DJ05; FLORIO & KENNY, 19-01-DJ06; THE LAW OFFICES OF WANDA CHIN MONAHAN, 19-01-DJ07; CHASEN LEYNER, 19-01-DJ08, MCMANIMON, SCOTLAND & BAUMANN, 19-01-DJ09 AND JOHNSON AND JOHNSON 19-01-DJ10. THESE FIRMS WERE QUALIFIED BY RESOLUTION ON DECEMBER 18, 2018.

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency requires the services of a licensed New Jersey law firm experienced in numerous and varied types of legal practice; and

WHEREAS, the Jersey City Redevelopment Agency requires the services of Special Legal Counsels to assist it in complying with the requirements of N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Agency is desirous of entering into Professional Services Agreements with Eric M. Bernstein & Associates, LLC of Warren, NJ - \$50,000 (Contract No. 19-01-DJ01); McNally, Yaros, Kaczynski & Lime, LLC of Somerville, NJ - \$50,000 (Contract No. 19-01-DJ02); GluckWalrath, LLC of Trenton, NJ - \$50,000 (Contract No. 19-01-DJ03); Archer & Greiner, PC of Red Bank, NJ - \$50,000 (Contract No. 19-01-DJ04); Kinsey, Lisovicz, Reilly & Wolf of Cherry Hill, NJ - \$50,000 (Contract No. 19-01-DJ05); Florio & Kenny of Hoboken, NJ - \$50,000 (Contract No. 19-01-DJ06); Wanda Chin Monahan of Westfield, NJ - \$50,000 (Contract No. 19-01-DJ07); Chasen Leyner of Secaucus, NJ - \$50,000 (Contract No. 19-01-DJ08); McManimon, Scotland & Baumann of Roseland, NJ - \$125,000 (Contract No. 19-01-DJ09); and Johnson and Johnson of Florham Park, NJ - \$50,000 (Contract No. 19-01-DJ10) collectively the "Law Firms;" for the period January 1, 2019 through December 31, 2019; and

WHEREAS, the fee for Special Legal Counsel services will be billed at \$175.00 per hour for Agency related fees , with a not to exceed cap of \$50,000 for all firms with the exception of McManimon, Scotland & Baumann, which will cap at \$125,000 ; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that a resolution authorizing the award of a contract be adopted by the Local Public Agency; and

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

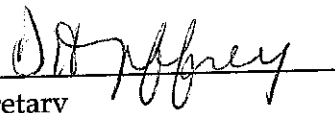
WHEREAS, the Law Firms responded to an RFQ published by the Agency on December 14, 2018 and by Resolution dated December 18, 2018, the firms of Eric M. Bernstein & Associates, LLC; McNally, Yaros, Kaczynski & Lime, LLC; GluckWalrath, LLC; Archer & Greiner, PC; Kinsey, Lisovicz, Reilly & Wolf; Florio & Kenny; Wanda Chin Monahan; Chasen Leyner; McManimon, Scotland & Baumann and Johnson and Johnson were qualified to conduct business with the Agency in a fair and open contract; and

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

1. The above recitals are incorporated herein as if set forth at length.
2. The cost of these Law Firms services will be billed at \$175.00 per hour not to exceed the amount indicated above.

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of January 15, 2019

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF JANUARY 15, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of January 15, 2019

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of January 15, 2019 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 January 15, 2019

<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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
21 CONTRACTING LLC							
21 CONTRACTING LLC	1/15/2019	12/30/2018	416	416 Communipaw Avenue - fence install	\$17,580.00	\$0.00	\$17,580.00
21 CONTRACTING LLC	1/15/2019	1/3/2019	284 MLK	284 MLK Drive - Fence Install	\$8,080.00	\$0.00	\$8,080.00
21 CONTRACTING LLC	1/15/2019	12/20/2018	284 MLK	284 MLK Drive - Sidewalk & Curb	\$13,869.00	\$0.00	\$13,869.00
21 CONTRACTING LLC	1/15/2019	12/18/2018	32-64 Orient	32-64 Orient Avenue - Fence Installed	\$16,820.00	\$0.00	\$16,820.00
21 CONTRACTING LLC	1/15/2019	1/3/2019	32-64 Orient Avenue	32-64 Orient Avenue - Lot Clean Up	\$12,700.99	\$0.00	\$12,700.99
				Totals for 21 CONTRACTING LLC:	\$69,049.99	\$0.00	\$69,049.99
66 YORK STREET, LLC							
66 YORK STREET, LLC	1/15/2019	1/14/2019	Electric Utility 02/	Electric Utility Payment - 66 York St.	\$648.52	\$0.00	\$648.52
66 YORK STREET, LLC	1/15/2019	1/14/2018	Monthly Operating E	Monthly Operating Expenses	\$250.00	\$0.00	\$250.00
66 YORK STREET, LLC	1/15/2019	1/14/2018	Rent Payment	Rent Payment for 66 York St.	\$9,801.38	\$0.00	\$9,801.38
				Totals for 66 YORK STREET, LLC:	\$10,699.90	\$0.00	\$10,699.90
ADMIRAL INSURANCE COMPANY							
ADMIRAL INSURANCE COMPANY	1/15/2019	4/22/2018	A000000025163 001	Rodriguez Alexander - Deductible \$5,000.00	\$553.00	\$0.00	\$553.00
				Totals for ADMIRAL INSURANCE COMPANY:	\$553.00	\$0.00	\$553.00
ADVANCED SCAFFOLD SERVICES LLC							
ADVANCED SCAFFOLD SERVICES LLC	1/15/2019	12/31/2018	Application # 5	Hudson County College - 84 Sip Avenue	\$2,550.00	\$0.00	\$2,550.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$2,550.00	\$0.00	\$2,550.00
AEA Consulting							
AEA Consulting	1/15/2019	1/14/2019	16747	Museum Development/Consulting	\$48,715.26	\$0.00	\$48,715.26
				Totals for AEA Consulting:	\$48,715.26	\$0.00	\$48,715.26
AFA PROTECTIVE SYSTEMS INC							
AFA PROTECTIVE SYSTEMS INC	1/15/2019	1/5/2019	2963993	Fire/Burglar Alarm-25 Journal Square	\$1,310.08	\$0.00	\$1,310.08
				Totals for AFA PROTECTIVE SYSTEMS INC:	\$1,310.08	\$0.00	\$1,310.08
AFLAC							
AFLAC	1/15/2019	1/14/2019	Account # LHB55 Fe	Policy Deduction for Agency Emp. 02/19	\$392.28	\$0.00	\$392.28
				Totals for AFLAC:	\$392.28	\$0.00	\$392.28
ARCHER & GREINER, P.C.							
ARCHER & GREINER, P.C.	1/15/2019	12/13/2018	4141629	Professional Services 199 Woodward	\$1,470.30	\$0.00	\$1,470.30
ARCHER & GREINER, P.C.	1/15/2019	1/9/2019	4135180	Professional Services - Point Capital/Suydam	\$1,842.50	\$0.00	\$1,842.50
ARCHER & GREINER, P.C.	1/15/2019	12/13/2018	414638	Professional Services -	\$220.00	\$0.00	\$220.00
ARCHER & GREINER, P.C.	1/15/2019	12/13/2018	4141634	Professional Services - 61-63 Sip Avenue	\$3,382.50	\$0.00	\$3,382.50
ARCHER & GREINER, P.C.	1/15/2019	12/13/2018	4141641	Professional Services - General Representation	\$326.52	\$0.00	\$326.52
ARCHER & GREINER, P.C.	1/15/2019	12/13/2018	4141181	Professional Services - Bates St. Redev.	\$5,793.75	\$0.00	\$5,793.75
ARCHER & GREINER, P.C.	1/15/2019	12/13/2018	4141623	Professional Services - LMD # 13 Urban Rene	\$14,591.30	\$0.00	\$14,591.30
ARCHER & GREINER, P.C.	1/15/2019	12/13/2018	4141622	Professional Services - 423 Grand St.	\$10,345.62	\$0.00	\$10,345.62
ARCHER & GREINER, P.C.	1/15/2019	6/7/2018	4122639	Professional Services - Ash St. Redev.	\$220.00	\$0.00	\$220.00
ARCHER & GREINER, P.C.	1/15/2019	12/13/2018	4141639	Professional Services - County Courthouse R.	\$674.00	\$0.00	\$674.00
ARCHER & GREINER, P.C.	1/15/2019	12/13/2018	4141640	Professional Services - Liberty Rail Parking R	\$310.50	\$0.00	\$310.50

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
ARCHER & GREINER, P.C.	1/15/2019	10/5/2018	4134758	Professional Services - 09/06/18	\$350.00	\$0.00		\$350.00
				Totals for ARCHER & GREINER, P.C.:	\$39,526.99	\$0.00		\$39,526.99
Arco Construction	1/15/2019	12/19/2018	11516	Roof Work - 25 Journal Square	\$53,500.00	\$0.00		\$53,500.00
				Totals for Arco Construction:	\$53,500.00	\$0.00		\$53,500.00
Atlantic Environmental Solutions, Inc.	1/15/2019	8/17/2018	102159	Phase I ESA - 550 Johnston Avenue	\$3,200.00	\$0.00		\$3,200.00
				Totals for Atlantic Environmental Solutions, Inc.:	\$3,200.00	\$0.00		\$3,200.00
BROWNFIELD SCIENCE & TECHNOLOGY	1/15/2019	1/2/2018	764.12.18	Environmental Services - Turnkey - Ocean & I	\$6,395.96	\$0.00		\$6,395.96
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$6,395.96	\$0.00		\$6,395.96
Chasan Lamparello Mallon & Cappuzzo, PC	1/15/2019	12/19/2018	182623	Legal Services and Expenses	\$596.10	\$0.00		\$596.10
				Totals for Chasan Lamparello Mallon & Cappuzzo, PC:	\$596.10	\$0.00		\$596.10
CHRISTOPHER FIORE	1/15/2019	12/14/2018	Reimbursement BM	BM Reimbursement	\$1,062.83	\$0.00		\$1,062.83
				Totals for CHRISTOPHER FIORE:	\$1,062.83	\$0.00		\$1,062.83
COMCAST	1/15/2019	12/5/2018	8499053543697536	25 Journal Square - Comcast	\$419.91	\$0.00		\$419.91
				665 Ocean Avenue - Comcast	\$226.99	\$0.00		\$226.99
COMCAST	1/15/2019	12/28/2018	8499	Comcast Business Cable	\$2.35	\$0.00		\$2.35
				Totals for COMCAST:	\$649.25	\$0.00		\$649.25
COSTAR REALTY INFORMATION, INC.	1/15/2019	1/2/2019	108536136-1	Real Estate Data Base	\$435.00	\$0.00		\$435.00
				Totals for COSTAR REALTY INFORMATION, INC.:	\$435.00	\$0.00		\$435.00
CRYSTAL POINT CONDOMINIUM ASSOC.	1/15/2019	11/13/2018	102	Condo 2nd St. Maintenance Fee	\$149.53	\$0.00		\$149.53
				Monthly Maintenance Fee - 02/19	\$152.51	\$0.00		\$152.51
DIANA JEFFREY	1/15/2019	1/14/2019	01/09/19	Reimbursement for Dental - Ana Tovah	\$1,276.00	\$0.00		\$1,276.00
				Totals for DIANA JEFFREY:	\$1,276.00	\$0.00		\$1,276.00
DRESNER ROBIN ENVIRON MGMT	1/15/2019	12/13/2018	13141	Environmental Services - BLP	\$4,306.63	\$0.00		\$4,306.63
				Environmental Service - BLP	\$1,619.72	\$0.00		\$1,619.72
DRESNER ROBIN ENVIRON MGMT	1/15/2019	11/12/2018	12976	Transition Design Services - BLP	\$447.50	\$0.00		\$447.50
				Misc. Design Serv. BLP	\$245.00	\$0.00		\$245.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Discount Expires On	Net Amount Due
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	1/15/2019	1/14/2019	12/28/18	Reimbursement for Dental	\$125.00	\$0.00		\$125.00
				Totals for ELIZABETH VASQUEZ:	\$125.00	\$0.00		\$125.00
FERRAIOLI, WIELKOTZ, CERULLO & CUVA								
FERRAIOLI, WIELKOTZ, CERULLO & 1/15/2019	1/3/2018	01031		Professional Services - Accounting Services	\$7,500.00	\$0.00		\$7,500.00
FERRAIOLI, WIELKOTZ, CERULLO & 1/15/2019	11/26/2018	1103		Professional Services - Accounting Services	\$10,050.00	\$0.00		\$10,050.00
FERRAIOLI, WIELKOTZ, CERULLO & 1/15/2019	1/3/2019	01032		Professional Services - Accounting Services	\$6,825.00	\$0.00		\$6,825.00
				Totals for FERRAIOLI, WIELKOTZ, CERULLO & CUVA:	\$24,375.00	\$0.00		\$24,375.00
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	1/15/2019	1/3/2019	40932	Professional Serv.Bright and Varick Urban Re	\$3,920.00	\$0.00		\$3,920.00
GLUCK WALRATH LLP	1/15/2019	12/18/2018	40847	Professional Services - 206 Claremont	\$35.00	\$0.00		\$35.00
GLUCK WALRATH LLP	1/15/2019	1/3/2019	40950	Professional Services - 182 Claremont	\$562.42	\$0.00		\$562.42
GLUCK WALRATH LLP	1/15/2019	1/3/2019	40949	Professional Services - 98 Myrtle Avenue	\$3,287.44	\$0.00		\$3,287.44
GLUCK WALRATH LLP	1/15/2019	1/3/2019	40947	Professional Services - 201 NY	\$1,325.00	\$0.00		\$1,325.00
GLUCK WALRATH LLP	1/15/2019	1/3/2019	40946	Professional Services - 248 Grove	\$1,897.50	\$0.00		\$1,897.50
GLUCK WALRATH LLP	1/15/2019	1/3/2019	40951	Professional Services - 152 MLK	\$332.50	\$0.00		\$332.50
GLUCK WALRATH LLP	1/15/2019	1/3/2019	40948	Professional Services -	\$822.50	\$0.00		\$822.50
GLUCK WALRATH LLP	1/15/2019	12/18/2018	40848	Professional Services - 273 Winfield Avenue	\$175.00	\$0.00		\$175.00
				Totals for GLUCK WALRATH LLP:	\$12,357.36	\$0.00		\$12,357.36
HR SPECIALIST EMPLOYMENT LAW								
HR SPECIALIST EMPLOYMENT LA	1/15/2019	12/14/2018	Employment Law	HR Specialist: Employment Law	\$211.00	\$0.00		\$211.00
				Totals for HR SPECIALIST EMPLOYMENT LAW:	\$211.00	\$0.00		\$211.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	1/15/2019	12/21/2018	1461402	Recording Declaration of Covenants - 342 In	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	1/15/2019	10/10/2018	1444860	Record Amended & Restated RDA - Hampshi	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	1/15/2019	12/24/2018	1461399	Record 3rd. Amendment to RDA - MLK Dr. U	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	1/15/2019	12/10/2018	1458346	Recording RDA - SGCM, LLC	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	1/15/2019	1/4/2019	Batch # 1473476	Recording Deed - Country Village Greenway	\$31.00	\$0.00		\$31.00
				Totals for HUDSON COUNTY REGISTER:	\$155.00	\$0.00		\$155.00
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	1/15/2019	11/13/2018	0000050171	Condo Unit 102 - Wired up Breakers	\$135.00	\$0.00		\$135.00
				Totals for IN-LINE AIR CONDITIONING CO.,:	\$135.00	\$0.00		\$135.00
JC MUNICIPAL UTILITIES AUTHORI								
JC MUNICIPAL UTILITIES AUTHORI	1/15/2019	12/17/2018	30308307348913 12/	Water Charges - 25 Journal Square	\$535.73	\$0.00		\$535.73
				Totals for JC MUNICIPAL UTILITIES AUTHORI:	\$535.73	\$0.00		\$535.73
JERSEY CITY DEPT. OF PUBLIC WORKS								
JERSEY CITY DEPT. OF PUBLIC WO	1/15/2019	12/13/2018	Block 22604 Lot 24	Violation - 314 MLK	\$1,147.30	\$0.00		\$1,147.30
JERSEY CITY DEPT. OF PUBLIC WO	1/15/2019	11/29/2018	Block 22602 Lot 10	Violation - 8 orient Avenue	\$1,051.88	\$0.00		\$1,051.88

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
JERSEY CITY DEPT. OF PUBLIC WO	1/15/2019	11/27/2018	Block 20001 Lot 18	Violation 408-410 Communioaw Avenue	\$512.88	\$0.00	\$512.88
JERSEY CITY DEPT. OF PUBLIC WO	1/15/2019	12/5/2018	Block 13902 Lot 32	Violation - 268 Varick St.	\$299.20	\$0.00	\$299.20
JERSEY CITY DEPT. OF PUBLIC WO	1/15/2019	7/23/2018	326-330 MLK	Violation 326-330 MLK	\$20,848.30	\$0.00	\$20,848.30
JERSEY CITY DEPT. OF PUBLIC WO	1/15/2019	11/21/2018	Block 21201 Lot 1	Violation - Virginia Avenue	\$981.75	\$0.00	\$981.75
				Totals for JERSEY CITY DEPT. OF PUBLIC WORKS:	\$24,841.31	\$0.00	\$24,841.31
JOHNNY ON THE SPOT, LLC							
JOHNNY ON THE SPOT, LLC	1/15/2019	12/15/2018	538938	BLP - 1000 Garfield	\$1,891.50	\$0.00	\$1,891.50
				Totals for JOHNNY ON THE SPOT, LLC:	\$1,891.50	\$0.00	\$1,891.50
Kassim Handyman Service, LLC							
Kassim Handyman Service, LLC	1/15/2019	12/11/2018	365	665 Ocean Avenue	\$1,500.00	\$0.00	\$1,500.00
				Totals for Kassim Handyman Service, LLC:	\$1,500.00	\$0.00	\$1,500.00
KINNEY LISOVICZ REILLY & WOLFF PC							
KINNEY LISOVICZ REILLY & WOLF	1/15/2019	11/30/2018	10611	Professional Services - 665 Ocean Avenue	\$840.00	\$0.00	\$840.00
KINNEY LISOVICZ REILLY & WOLF	1/15/2019	11/30/2018	10609	Professional Services - General	\$1,102.50	\$0.00	\$1,102.50
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$1,942.50	\$0.00	\$1,942.50
LEEMARK ELECTRIC INC.							
LEEMARK ELECTRIC INC.	1/15/2019	12/14/2018	3129	Electrical Serv. Heating - 84 Sip Avenue	\$2,385.00	\$0.00	\$2,385.00
				Totals for LEEMARK ELECTRIC INC.:	\$2,385.00	\$0.00	\$2,385.00
LM PLAZA 4A PARKING LLC							
LM PLAZA 4A PARKING LLC	1/15/2019	1/14/2019	02/19	Monthly Parking for 14 spaces	\$3,652.18	\$0.00	\$3,652.18
				Totals for LM PLAZA 4A PARKING LLC:	\$3,652.18	\$0.00	\$3,652.18
Lonny Hirsch, Esq. P.C. Attorney Trust Account							
Lonny Hirsch, Esq. P.C. Attorney Trust /	1/15/2019	1/7/2019	Consent Order	98 Myrtle Avenue - Consent Order	\$30,000.00	\$0.00	\$30,000.00
				Totals for Lonny Hirsch, Esq. P.C. Attorney Trust Account:	\$30,000.00	\$0.00	\$30,000.00
MARYPAT NOONAN							
MARYPAT NOONAN	1/15/2019	1/14/2019	12/19/18	Reimbursement for Dental	\$303.00	\$0.00	\$303.00
				Totals for MARYPAT NOONAN:	\$303.00	\$0.00	\$303.00
MAST CONSTRUCTION SERVICES, INC.							
MAST CONSTRUCTION SERVICES, I	1/15/2019	11/30/2018	346-03-1118	Construction Management Serv. -25 Pathside	\$2,840.36	\$0.00	\$2,840.36
MAST CONSTRUCTION SERVICES, I	1/15/2019	10/31/2018	346-02-1018	Construction Management Serv. 25 Pathside	\$1,450.00	\$0.00	\$1,450.00
MAST CONSTRUCTION SERVICES, I	1/15/2019	9/30/2018	346-01-0918	Construction Management Serv. -25 Pathside	\$4,710.00	\$0.00	\$4,710.00
MAST CONSTRUCTION SERVICES, I	1/15/2019	12/31/2018	346-04-1218	Construction Management Serv. 25 Pathside	\$765.00	\$0.00	\$765.00
				Totals for MAST CONSTRUCTION SERVICES, INC.:	\$9,765.36	\$0.00	\$9,765.36
MCMANIMON, SCOTLAND & BAUMANN, LLC							
MCMANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158609	Professional Services - 25 Clinton Avenue	\$612.50	\$0.00	\$612.50
MCMANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158595	Professional Services - 665 Ocean Avenue - Vet	\$1,569.68	\$0.00	\$1,569.68
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157996	Professional Services - 25 Ege Avenue - Brandy	\$367.50	\$0.00	\$367.50
MCMANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158597	Professional Services - 292 MLK Project	\$262.50	\$0.00	\$262.50

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158606	Professional Services - Novus Equitis - 461 Co	\$770.77	\$0.00	\$770.77
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157998	Professional Services - Novus Equities - 461 Co	\$1,200.00	\$0.00	\$1,200.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157989	Professional Services - 292 MLK Project	\$315.00	\$0.00	\$315.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	158095	Professional Services - 292 MLK Project	\$2,730.00	\$0.00	\$2,730.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157978	Professional Services - 405-407 Ocean Avenue	\$1,592.50	\$0.00	\$1,592.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	158001	Professional Services - 351-355 MLK	\$1,419.05	\$0.00	\$1,419.05
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157994	Professional Services - 405 Whittier	\$682.50	\$0.00	\$682.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158599	Professional Services - Wallabout Realty	\$297.50	\$0.00	\$297.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158586	Professional Services - 25 Pathside	\$5,862.50	\$0.00	\$5,862.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158587	Professional Services - Sip Avenue	\$157.50	\$0.00	\$157.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/18/2018	158591	Professional Services - Power Plant Project - Po	\$10,266.16	\$0.00	\$10,266.16
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158602	Professional Services - Newark Avenue/Cottag	\$210.00	\$0.00	\$210.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158608	Professional Services - One Journal/Kushner Li	\$490.00	\$0.00	\$490.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158596	Professional Services - Hampshire	\$750.00	\$0.00	\$750.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158594	Professional Services - M&M 440 Retail	\$1,820.71	\$0.00	\$1,820.71
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158601	Professional Services - 184 Morgan	\$2,880.00	\$0.00	\$2,880.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158603	Professional Services - 400 7th Street	\$805.00	\$0.00	\$805.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158604	Professional Services - 550 Johnson Avenue	\$1,155.00	\$0.00	\$1,155.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158588	Professional Services - West Campus - KKF 5	\$313.73	\$0.00	\$313.73
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157992	Professional Services - Newark Avenue	\$3,341.00	\$0.00	\$3,341.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157977	Professional Services - Power Plant Project - Po	\$7,017.50	\$0.00	\$7,017.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157976	Professional Services -	\$9,783.84	\$0.00	\$9,783.84
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157973	Professional Services - West Campus - KKF 5	\$360.00	\$0.00	\$360.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/28/2018	158002	Professional Services - St. Lucy's Matter	\$700.00	\$0.00	\$700.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157990	Professional Services -	\$2,707.26	\$0.00	\$2,707.26
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157991	Professional Services - 184 Morgan	\$210.00	\$0.00	\$210.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157975	Professional Services - Exchange Place SID	\$475.71	\$0.00	\$475.71
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	158000	Professional Services - 327 Communipaw Stru	\$175.00	\$0.00	\$175.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157982	Professional Services - Tonnele Avenue Matter	\$2,905.00	\$0.00	\$2,905.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157983	Professional Services - M&M 440 Retail	\$960.00	\$0.00	\$960.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157985	Professional Services - 174-178 MLK (Webb)/	\$472.50	\$0.00	\$472.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158589	Professional Services - Argent - Aetna Monmot	\$1,170.00	\$0.00	\$1,170.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158605	Professional Services - General Counsel With F	\$6,066.07	\$0.00	\$6,066.07
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157997	Professional Services - Procurement	\$262.50	\$0.00	\$262.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	158094	Professional Services - Hourly Time Charges	\$9,270.79	\$0.00	\$9,270.79
MC MANIMON, SCOTLAND & BAU	1/15/2019	10/29/2018	157262	Professional Services - General Counsel	\$8,342.03	\$0.00	\$8,342.03
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158583	Professional Services - Barry Lane Park	\$857.50	\$0.00	\$857.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158584	Professional Services - Argent Venture/Johnsto	\$4,050.00	\$0.00	\$4,050.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158590	Professional Services - Jersey Avenue Statco	\$4,305.00	\$0.00	\$4,305.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158600	Professional Services -	\$665.00	\$0.00	\$665.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/2/2018	158593	Professional Services - Tonnele Avenue Matter	\$612.50	\$0.00	\$612.50
MC MANIMON, SCOTLAND & BAU	1/15/2019	12/28/2018	158607	Professional Services - St. Lucy's Matter	\$280.00	\$0.00	\$280.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157969	Professional Services - 125 Moinitor St.	\$1,830.16	\$0.00	\$1,830.16
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157966	Professional Services - G&S Florest City	\$690.00	\$0.00	\$690.00
MC MANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157971	Professional Services - 25 Pathside	\$2,450.00	\$0.00	\$2,450.00

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
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157993	Professional Services - Green Acres	\$420.00	\$0.00		\$420.00
MCMANIMON, SCOTLAND & BAU	1/15/2019	12/29/2018	157967	Professional Services - PPG Redevelopment	\$542.50	\$0.00		\$542.50
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157970	Professional Services - Argent Venture/ JOHsto	\$11,293.65	\$0.00		\$11,293.65
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157974	Professional Services - Argent - Aetna Monmot	\$3,060.00	\$0.00		\$3,060.00
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157980	Professional Services - 8 Aetna	\$1,050.00	\$0.00		\$1,050.00
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157986	Professional Services - Hampshire Borei	\$2,645.07	\$0.00		\$2,645.07
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157968	Professional Services - BLP	\$2,100.00	\$0.00		\$2,100.00
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157988	Professional Services - 323 Pine Redevelopment	\$1,950.00	\$0.00		\$1,950.00
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157979	Professional Services - Heavenly Temple	\$434.27	\$0.00		\$434.27
MCMANIMON, SCOTLAND & BAU	1/15/2019	11/29/2018	157987	Professional Services - HUD / Crazy Greek	\$385.00	\$0.00		\$385.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$130,369.95	\$0.00		\$130,369.95
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	1/15/2019	1/14/2019	Storage 02/19	Storage Space at Dey St.	\$700.00	\$0.00		\$700.00
				Totals for MOISHE'S MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
MONACO LOCK COMPANY								
MONACO LOCK COMPANY	1/15/2019	12/18/2018	270215-1	Labor and material Washington Blvd. and 1st	\$214.20	\$0.00		\$214.20
				Totals for MONACO LOCK COMPANY:	\$214.20	\$0.00		\$214.20
Netta Architects								
Netta Architects	1/15/2019	12/17/2018	2018-7476	Preliminary Design - 351 MLK Drive	\$3,400.00	\$0.00		\$3,400.00
				Totals for Netta Architects:	\$3,400.00	\$0.00		\$3,400.00
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	1/15/2019	12/31/2018	XJERS4747218	Public Notice	\$193.31	\$0.00		\$193.31
				Totals for NJ ADVANCE MEDIA, LLC:	\$193.31	\$0.00		\$193.31
PITNEY BOWES CREDIT CORPORATIO								
PITNEY BOWES CREDIT CORPORAT	1/15/2019	12/30/2018	3307891453	Leased Equipment	\$342.00	\$0.00		\$342.00
				Totals for PITNEY BOWES CREDIT CORPORATIO:	\$342.00	\$0.00		\$342.00
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	Acct # 7045141904	407 Ocean Avenue Fl 3	\$32.65	\$0.00		\$32.65
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/13/2018	4249703118	25 Journal Square	\$8,111.43	\$0.00		\$8,111.43
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	7045141718	407 Ocean Avenue (HSE)	\$302.83	\$0.00		\$302.83
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7235763205	292 MLK Drive Fl 2	\$89.53	\$0.00		\$89.53
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	7278039002	152 MLK Drive (Office)	\$1,153.51	\$0.00		\$1,153.51
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	7045516118	405 Ocean Avenue Fl 3	\$77.82	\$0.00		\$77.82
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	7045564600	407 Ocean Avenue Fl2	\$53.68	\$0.00		\$53.68
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	7045565100	405 Ocean Avenue (HSE)	\$162.24	\$0.00		\$162.24
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	7045663609	405 Ocean Avenue (Office)	\$28.99	\$0.00		\$28.99
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	7277498402	152 MLK Drive Apt. 3	\$24.29	\$0.00		\$24.29
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/24/2018	7277498208	152 MLK Drive	\$218.05	\$0.00		\$218.05
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/20/2018	7272997907	665 Ocean Avenue (Office A)	\$1,091.94	\$0.00		\$1,091.94
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7272997818	665 Ocean Avenue Apt 3D	\$68.72	\$0.00		\$68.72

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7272997702	665 Ocean Avenue Apt 3C	\$52.24	\$0.00	\$52.24
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7272997605	665 Ocean Avenue Apt 3B	\$118.04	\$0.00	\$118.04
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7272997508	665 Ocean Avenue Apt 3A	\$73.82	\$0.00	\$73.82
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7272997400	662 Ocean Avenue Apt 2D	\$119.97	\$0.00	\$119.97
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7272997206	665 Ocean Avenue Apt 2B	\$180.64	\$0.00	\$180.64
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7272997109	665 Ocean Avenue Apt 2A	\$211.62	\$0.00	\$211.62
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7235763302	292 MLK Drive HSE	\$38.50	\$0.00	\$38.50
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7235763108	292 MLK Drive FL 1	\$108.54	\$0.00	\$108.54
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/1/2018	7278498201	152 MLK Drive Apt 1	\$24.29	\$0.00	\$24.29
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	7278498309	152 MLK Drive Apt 2	\$24.24	\$0.00	\$24.24
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/18/2018	7278506808	152 MLK Drive (HS)	\$15.44	\$0.00	\$15.44
PUBLIC SERVICE ELECTRIC & GAS	1/15/2019	12/19/2018	7272997303	Gas and Electric bill 665 Ocean Avenue Apt 2	\$83.48	\$0.00	\$83.48
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$12,466.50	\$0.00	\$12,466.50
ROYAL PRINTING SERVICE							
ROYAL PRINTING SERVICE	1/15/2019	12/19/2018	149143	Contract Cards	\$98.50	\$0.00	\$98.50
				Totals for ROYAL PRINTING SERVICE:	\$98.50	\$0.00	\$98.50
SUPERIOR COURT OF NEW JERSEY							
SUPERIOR COURT OF NEW JERSEY	1/15/2019	1/7/2018	Condemnation	182 Claremont Avenue - Condemnation	\$60,000.00	\$0.00	\$60,000.00
				Totals for SUPERIOR COURT OF NEW JERSEY:	\$60,000.00	\$0.00	\$60,000.00
THE EVENING JOURNAL ASSOCIATION							
THE EVENING JOURNAL ASSOCIAT	1/15/2019	12/31/2018	0008932117	Public Notices	\$244.48	\$0.00	\$244.48
				Totals for THE EVENING JOURNAL ASSOCIATION:	\$244.48	\$0.00	\$244.48
TWIN ROCKS SPRING WATER							
TWIN ROCKS SPRING WATER	1/15/2019	12/20/2018	5568216	Spring Water For Office	\$279.00	\$0.00	\$279.00
				Totals for TWIN ROCKS SPRING WATER:	\$279.00	\$0.00	\$279.00
UNITED WAY OF HUDSON COUNTY							
UNITED WAY OF HUDSON COUNT	1/15/2019	12/21/2018	12/3/18	Case Management NOV., Dec., 665 Ocean A	\$6,319.30	\$0.00	\$6,319.30
				Totals for UNITED WAY OF HUDSON COUNTY:	\$6,319.30	\$0.00	\$6,319.30
WILLIAM J. GUARINI, INC.							
WILLIAM J. GUARINI, INC.	1/15/2019	12/19/2018	WG36103	Service Call - 405-407 Ocean Avenue	\$165.00	\$0.00	\$165.00
WILLIAM J. GUARINI, INC.	1/15/2019	5/22/2018	WG33906	Replace frost free hose and spigot on back of t	\$435.30	\$0.00	\$435.30
				Totals for WILLIAM J. GUARINI, INC.:	\$600.30	\$0.00	\$600.30
XEROX CORPORATION							
XEROX CORPORATION	1/15/2019	12/20/2018	095435862	Copy Machine	\$215.33	\$0.00	\$215.33
				Totals for XEROX CORPORATION:	\$215.33	\$0.00	\$215.33
ZUCCARO, INC.							
ZUCCARO, INC.	1/15/2019	11/16/2018	20190031	Snow Removal - Various Addresses	\$14,785.00	\$0.00	\$14,785.00
				Totals for ZUCCARO, INC.:	\$14,785.00	\$0.00	\$14,785.00

Jersey City Redevelopment Agency Cash Requirements Report

GRAND TOTALS:	\$591,236.34	\$0.00	\$591,236.34
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Jersey City Redevelopment Agency

Cash Requirements Report

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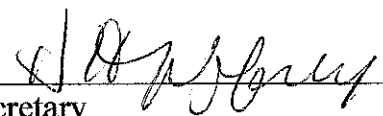
Page 9

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 (1/15/2019)
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
JANUARY 15, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency
have received copies of the Personnel List as of January 15, 2019

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the
Jersey City Redevelopment Agency that the Personnel List as of January 15, 2019 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 January 15, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SETTLEMENT OF THE CONDEMNATION ACTION ENTITLED JERSEY CITY REDEVELOPMENT AGENCY v. JOSE MALAVE, ET ALS., DOCKET NO. HUD-L-4785-17 FOR THE SUM OF \$1,070,000.00 AND AUTHORIZING THE JCRA'S REDEVELOPMENT COUNSEL TO EXECUTE A CONSENT JUDGMENT IN ORDER TO IMPLEMENT THE SETTLEMENT IN THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the "City") placed the property located at 248 Grove Street, Jersey City, New Jersey and identified on the City's official tax map as Block 14103, Lot 54 (the "Property") on the City's abandoned property list in accordance with the requirements of applicable law; and

WHEREAS, the Jersey City Redevelopment Agency (the "JCRA" or the "Agency") entered into a redevelopment agreement with D2KL Associates LLC ("D2KL") which, among other things, requires the JCRA to acquire title to the Property by negotiated purchase or eminent domain and to thereafter convey the Property to D2KL for redevelopment; and

WHEREAS, the JCRA obtained an appraisal of the Property valuing it at \$770,000.00 under the valuation formula for abandoned properties; and

WHEREAS, on November 21, 2017 the JCRA filed a condemnation action entitled Jersey City Redevelopment Agency v. Jose Malave, et als., Docket No. HUD-L-4785-17 to acquire title to the Property (the "Condemnation Action"); and

WHEREAS, simultaneous with the filing of the Condemnation Action, the JCRA filed and recorded a Declaration of Taking and deposited the sum of \$770,000.00 into the Superior Court and provided notice thereof to all Defendants to the Condemnation Action, thereby taking title to the Property; and

WHEREAS, the Court entered an Order in the Condemnation Action determining that the JCRA had properly exercised its power of eminent domain to acquire title to the Property and appointing condemnation commissioners to hold a hearing to determine the just compensation to be paid by the JCRA to the Defendants for this taking; and

WHEREAS, the Agency subsequently conveyed title to the Property to D2KL so that D2KL could proceed with the redevelopment of the Property; and

WHEREAS, the former owners of the Property, Jose and John Malave (the "Malaves"), have contested the JCRA's valuation of the Property and have obtained their own appraisal of the Property valuing it at \$1,190,000.00 under the valuation formula for abandoned properties; and

WHEREAS, the Court entered an Order in the Condemnation Action determining that the Malaves are the only Defendants with rights to the condemnation proceeds and dismissing all of the other Defendants from the Condemnation Action; and

WHEREAS, at the commissioners hearing, the JCRA, D2KL, and the Malaves entered into a tentative settlement agreement, subject to approval of the JCRA Board of Commissioners, that the just compensation to be paid for the taking of the Property shall be \$1,070,000 inclusive of interest (the "Judgment Amount"), payable as follows: (i) the JCRA will receive a credit against the Judgment Amount for the \$770,000.00 which it already deposited into Court and which was already withdrawn and paid to the Malaves; and (ii) the remaining \$300,000.00 of the Judgment Amount shall be paid by the JCRA to the Malaves upon the earlier to occur of (1) the date of the issuance of a Certificate of Occupancy for the redevelopment project on the Property or (2) December 31, 2019; and

WHEREAS, pursuant to the Redevelopment Agreement, D2KL is responsible to fund this settlement and D2KL has agreed to settle the Condemnation Action for a total Judgment Amount of \$1,070,000.00 and to pay the JCRA the remaining \$300,000.00 necessary to satisfy the Judgment Amount within the time period described herein; and

WHEREAS, the JCRA Board of Commissioners has determined that it is in the best interest of the Agency to authorize the settlement of the Condemnation Action and the execution of the documents necessary to implement this settlement.

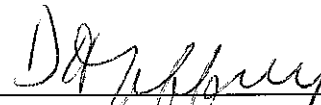
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the settlement of the Condemnation Action for the sum of \$1,070,000.00 (inclusive of interest) (the "Judgment Amount"), payable as follows: (i) the JCRA will receive a credit against the Judgment Amount for the \$770,000.00 which it already deposited into Court and which was already withdrawn and paid to the Malaves; and (ii) the remaining \$300,000.00 of the Judgment Amount shall be paid by the JCRA to the Malaves upon the earlier to occur of (1) the date of the issuance of a Certificate of Occupancy for the redevelopment project on the Property or (2) December 31, 2019; and

BE IT FURTHER RESOLVED that the JCRA's redevelopment counsel, David A. Clark, Esq., is authorized to execute a Consent Judgment on behalf of the Agency to implement the settlement of this Condemnation Action in accordance with the terms described herein; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby directed to provide a certified copy of this resolution to the Agency's redevelopment counsel, David A. Clark, Esq., at Gluck Walrath, LLP, 428 River View Plaza, Trenton NJ 08611.

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

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 15, 2019.


DIANA H. JEFFREY,
SECRETARY

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACKNOWLEDGING THE ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FOR 201 NEW YORK AVENUE (BLOCK 3805, LOT 19) FROM JOSEPH LENTINI TO 201 NEW YORK AVENUE JC, INC WITHIN THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, or about May 8, 2018, Joseph Lentini entered into a Redevelopment Agreement (the "Redevelopment Agreement") with the Jersey City Redevelopment Agency (the "JCRA") for the redevelopment of real property located at 201 New York Avenue, Jersey City, New Jersey, Block 3805, Lot 19 (the "Property"); and

WHEREAS, Joseph Lentini has indicated that he wishes to convey his interest in the Property and in the Redevelopment Agreement to 201 New York Avenue JC, Inc.; and

WHEREAS, the Redevelopment Agreement between the JCRA and Joseph Lentini provides that Joseph Lentini can assign his rights in the Property and/or in the Redevelopment Agreement to an Affiliate (which is defined as an entity controlled by the Joseph Lentini, with control meaning that Joseph Lentini owns 51% or more of the company); and

WHEREAS, 201 New York Avenue JC, Inc. is an Affiliate (as such term is defined in the Redevelopment Agreement) of Joseph Lentini; and

WHEREAS, the JCRA wishes to adopt this Resolution to acknowledge the transfer of the Property and the Redevelopment Agreement from Joseph Lentini to 201 New York Avenue JC, Inc.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby acknowledges the transfer of the Property and the Redevelopment Agreement from Joseph Lentini to 201 New York Avenue JC, Inc.

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 January 15, 2019.


SECRETARY

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma Greene				
Denise Ridley				
Darwin R. Ona				
Daniel Rivera				