

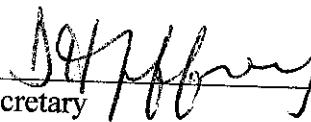
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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

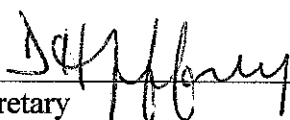
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 19, 2018.

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
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED JANUARY 15, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated January 15, 2019. 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 February 19, 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 JANUARY 15, 2019**

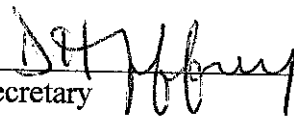
WHEREAS, the Board of Commissioners approved going into closed session at their meeting of **January 15, 2019** ; and

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 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 February 19, 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
AUTHORIZING A LICENSE AGREEMENT WITH THE
CITY OF JERSEY CITY WITH RESPECT TO THE
BAYFRONT I REDEVELOPMENT AREA**

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

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

WHEREAS, the City of Jersey City (the “**City**”) and the Agency entered into a Cooperation Agreement dated November 29, 2018 (the “**Cooperation Agreement**”) pursuant to which the Agency, as the City’s agent with respect to any action to be taken, direction to be provided, or right or remedy to be exercised by the City as redevelopment entity for the Redevelopment Area, is authorized to take any action reasonably necessary or convenient to undertake the redevelopment of the Redevelopment Area, as set forth more particularly in the Plan; and

WHEREAS, pursuant to the Real Estate Purchase Agreement dated December 6, 2018 (“**Purchase Agreement**”) between Bayfront Redevelopment, LLC (“**Seller**”) and the City, the Seller transferred to City those certain properties identified on the official tax maps of the City as Block 21901.01, Lots 1, 4, 6, 7 and 9 and Block 21901, Lot 4 (collectively, the “**Property**”), which Property is within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, the City came to own a certain construction trailer through a Bill of Sale dated January 15, 2019, as shown on Exhibit A-1 of the Declaration of Construction Trailer Easement and labeled Trailer “C” (“**Trailer C**”) within the Purchase Agreement; and

WHEREAS, in order to effectuate the goals of the Redevelopment Plan, and pursuant to the Cooperation Agreement, the Agency desires to be granted access to the Property (together with Trailer C, “the **Premises**”).

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

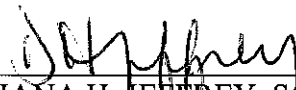
Section 1. The above recitations are hereby incorporated herein as if set forth at length.

Section 2. The Executive Director is hereby authorized and directed to negotiate and execute a License Agreement with the City as described herein.

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

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 its regular meeting held on February 19, 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	✓			
Denise Ridley	✓			
Darwin R. Ona	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH PRESTIGE ENVIRONMENTAL, INC. TO PERFORM A PHASE I SITE ASSESSMENT AND PRELIMINARY ASSESSMENT WITHIN THE BATES STREET REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the Bates Street 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 Bates Street 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") is considering the acquisition of real property located within the Redevelopment Area identified as Block 13803, Lots 1-2 on the official tax maps of the City, commonly known as 34-36 Center Street (the "Property"); and

WHEREAS, the Agency requires the services of a professional environmental engineering firm to conduct a Phase I Site Assessment and Preliminary Assessment at the Property; and

WHEREAS, Prestige Environmental LLC (the "Contractor") submitted a proposal, a copy of which is on file with Agency, to provide such services in the fixed fee amount of \$3,250; and

WHEREAS, this proposed award is exempt from bidding both as a professional service pursuant to *N.J.S.A. 40A:11-5(1)(a)(i)*.

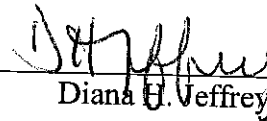
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are 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. 190-02-MPN5 with the Contractor in the amount of \$3,250 for the performance of a Phase I Site Assessment and Preliminary Assessment at the Property.

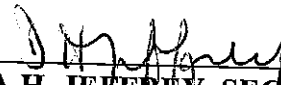
Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.



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 its Regular Meeting held on February 19, 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	✓			

PEI PRESTIGE
ENVIRONMENTAL
Inc.

Innovation...because your property matters

Since 1993

January 17, 2019

Mary Pat Noonan
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, NJ 07302
T. (201) 761-0828
marypat@jcnj.org

Re: Proposal for Phase I Environmental Site
Assessment & Preliminary Assessment
Bates Street Redevelopment
34-36 Center St. (Block: 13803, Lots: 1 & 2)
Jersey City, New Jersey

Dear Mary Pat:

Pursuant to our discussion, Prestige Environmental, Inc., is pleased to present this proposal to perform a Phase I Environmental Assessment /Preliminary Assessment Report (Phase I ESA) for the above-referenced property located at 34-36 Center Street, Jersey City, New Jersey ("Property").

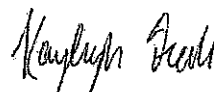
The Phase I ESA will be performed in accordance with the proposed American Society for Testing and Materials ("ASTM") Standard E1527-13. The Phase I ESA will be augmented to satisfy the Preliminary Assessment ("PA") requirements set forth in the New Jersey Department of Environmental Protection (NJDEP) "Technical Requirements for Site Remediation - NJAC 7:26E". The Scope of Work and Procedures is attached as **Appendix A**.

Prestige Environmental proposes to provide the services described herein for a fixed fee of \$3,250.00. We thank you for the opportunity to provide services and look forward to assisting you with this transaction. Please contact us if you have any questions or need additional information.

Very truly yours,
Prestige Environmental, Inc.



Girish Mehta, P.E., LSRP
Principal Engineer
girish.mehta@prestige-environmental.com



Kayleigh Feder
Environmental Scientist/Business Development
kayleigh@prestige-environmental.com

APPENDIX A

The objective of the services described herein is to satisfy one of the requirements to qualify the prospective purchaser of a property for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* defense, as defined by the Comprehensive Environmental Response and Liability Act ("CERCLA"), as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996 (the "Lender Liability Amendments"), and the Small Business Liability Relief and Brownfields Revitalization Act of 2001.

Applicable Standards for Environmental Due Diligence

In accordance with the All Appropriate Inquiry ("AAI") Rule (effective November 1, 2006), developed by the Environmental Protection Agency (EPA), ASTM has updated its due diligence standard to E1527-05 in order to meet the AAI standards. In light of the AAI rule, this ESA will be conducted in accordance with the ASTM E1527-13 "Standard Practice for Environmental Site Assessments", for the purpose of assessing the environmental condition of the property, and to identify Recognized Environmental Conditions ("RECs") associated with the site.

RECs are identified as: "The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

Pursuant to the "NJ Spill Compensation and Control Act" (N.J.S.A. 58:10-23.11 - a.k.a. the "Spill Act"), to establish that a person had no reason to know that any hazardous substance had been discharged to a site, the person must have undertaken, at the time of acquisition, all appropriate inquiry into the previous ownership and uses of the property. All appropriate inquiry per this standard means the performance of a preliminary assessment (PA), and site investigation (SI), if the preliminary assessment indicates that a site investigation is necessary. The objective of a PA is to identify Areas of Concern ("AOCs").

AOCs are defined as: "...any existing or former distinct location where any hazardous substance, hazardous waste, or pollutant is known or suspected to have been discharged, generated, manufactured, refined, transported, stored, handled, treated, or disposed, or where any hazardous substance, hazardous waste, or pollutant has or may have migrated..."

Scope of Services

Our Scope of Services for will be to visually assess the current condition of the subject Property and surrounding properties; and to compile information that is readily available from the User as well as Federal, State and local records related to environmental issues. On completion of the Scope of Services, a written report in compliance with the above standards will be produced. This Scope is further detailed below.

Procedure

The ESA will be conducted or directly supervised by a Project Manager who meets the requirements of an Environmental Professional as defined by ASTM Standard E 1527-13.

Site Inspection

Prestige Environmental will conduct a visual inspection of the site for the purpose of identifying RECs and AOCs as defined above. Of particular concern will be the identification of hazardous and potentially hazardous substances, areas where hazardous materials may be or may have been used, stored or disposed of on site, USTs, potential PCB containing equipment. Our investigation will include observations of existing properties contiguous to the property that is the subject of this Scope of Services. Our observations will be made from the site or surrounding public lands and will focus on identifying the present use of the surrounding properties as well as the potential for contamination to be present on them. We will not seek right of entry to those adjoining private properties unless you authorize us to do so.

In accordance with the standards applicable to this inspection Prestige Environmental will;

- perform a walk-through visual observation of the interior and exterior areas of those areas of the site that are readily accessible the site);
- interview available persons (i.e. the user, the owner, key site contact, management, tenants, and 3rd party individuals) familiar with the particular project as well as history of the site
- photograph areas of the site and adjoining properties, and
- review available plans, permits and certificates provided by the user or key site contact to assist us in fulfilling the assignments objectives.

Historical Research

Prestige Environmental will review historical documents which are reasonably ascertainable pursuant to the ASTM E 1527-13 standards in order to develop a history of the previous uses of the property to help identify the likelihood of past uses having led to RECs/AOCs being associated with the property. If this search is inconclusive due to data failure or data gaps these will be identified and discussed.

Prestige Environmental will also review local government records including those of the local fire, health and building departments to evaluate if there are records relating to environmental or health issues on file. If pertinent records are present, we will attempt to review and/or obtain copies of such records. Unless specifically requested on the authorization form, this scope of work does not include an independent Title Records Search or an independent review of Environmental Liens and Activity or Use Limitations associated with the site.

In addition, Prestige Environmental will obtain and review an environmental database search report of Federal, State and local government regulatory records to evaluate if the subject site or any properties within the search distances set forth in the ASTM standard have been cited as having environmental concerns that could present a Recognized Environmental Condition to the subject site.

Pursuant to NJAC 7:26E-3.1(c)1., Prestige Environmental will also conduct a review of the following historical resources to the extent available and/or provided by the client for review in order to document diligent inquiry:

- Sanborn Fire Insurance Maps
- McRea's Industrial Directory Search
- Historical Aerial Imagery
- Site Plans and Facility As-Built Drawings (if provided by client)
- Industrial/City Directory Reviews
- Title and Deed (if provided by client)
- The NJDEP Geographic Information System (GIS)
- Federal, State, County, and Local Government Files (excluding personal visits)

We will also review reports of previous investigations and information, and will assess site history including previous operations and ownership.

Report and Reliance

On completion of the investigative portion of this assessment, Prestige Environmental will prepare a report in accordance with the above referenced standards documenting the activities conducted and including copies of records obtained. Our report will include an assessment of our findings, opinions, and conclusions with respect to both RECs and AOCs as well as to Non-ASTM scope items (if requested). Unless otherwise requested, our report will also include recommendations with respect to RECs and AOCs.

Reliance on the report will be limited to Prestige Environmental's clients and their authorized agent such as attorneys involved in the transaction and lenders. We assume the client to be the User of the report. For this particular transaction, Prestige Environmental recognizes financial institutions such as a bank as a user of the report, for the purpose of reliance.

ASTM defines a User as "the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager".

Schedule

The Phase I ESA/PA will be initiated upon acceptance of this proposal. A site visit will be scheduled within one week. If additional investigation is not required, the Phase I ESA/PA report will be completed within three weeks. Please note that outstanding information, such as agency responses, may be received at a later date and will be submitted as an addendum to the report. Prestige Environmental will deliver an electronic copy of the Phase I ESA/PA. If requested, the report will be delivered on a compact disc (CD).

Fee

Our charges include all costs associated with the project. It does not include collection of soil and groundwater samples for laboratory analysis or site remediation. Prestige Environmental, Inc. will remain flexible in working with the Redevelopment Agency, if changes to the scope of work and budget are deemed necessary to complete the project. However, we would outline these variations in writing and obtain approvals before completing any additional services.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONCERNING REVIEW OF THE FINDINGS OF THE LOCAL FINANCE BOARD IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:5A-7 WITH RESPECT TO A REDEVELOPMENT AREA BOND FINANCING CONCERNING A PROJECT LOCATED AT 25 CHRISTOPHER COLUMBUS DRIVE WITHIN THE BLOCK 13102 REDEVELOPMENT AREA

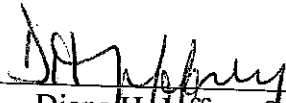
WHEREAS, the findings, issued by the Local Finance Board at a meeting of said Board held on February 8, 2017, with respect to a project financing of the Agency (the "Local Finance Board Findings") have been filed with the Secretary of the Agency and a copy of such findings has been received by each member of the governing body of the Agency; and

WHEREAS, N.J.S.A. 40A:5A-7 requires that the governing body of the Agency, within 45 days of receipt of the Local Finance Board Findings, shall certify by resolution to the Local Finance Board that each member of the Agency has personally reviewed the Local Finance Board Findings, as evidenced by a group affidavit which has been executed by each member of the Agency, where failure to comply with this requirement may result in penalty provisions of N.J.S.A. 52:27BB-51.

NOW, THEREFORE, BE IT RESOLVED that the Jersey City Redevelopment Agency hereby states that it has complied with the requirements of N.J.S.A. 40A:5A-7 and does hereby submit a certified copy of this resolution and the required affidavit to the Local Finance Board to evidence such compliance; and

BE IT FURTHER RESOLVED, that the members of the Agency have reviewed the Local Finance Board Findings, and hereby reaffirm their commitment to proceed with the development and implementation of its project financing.

The foregoing is a true copy of a resolution adopted by the governing body of the Jersey City Redevelopment Agency at a meeting thereof duly called and held on February 19, 2019.


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 February 19, 2019.

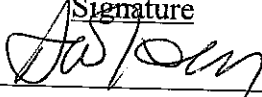




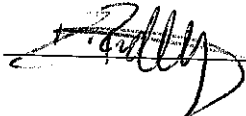
RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer				✓
Erma D. Greene	✓			
Denise Ridley	✓			
Darwin R. Ona	✓			
Daniel Rivera	✓			

Group Affidavit Form
Certification of Governing Body

State of New Jersey :
:SS.
County of Hudson :

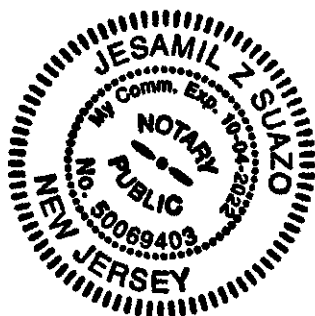
We, the members of the governing body of the Jersey City Redevelopment Agency (the "Agency"), of full age, being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed Members of the Agency.
2. We certify that, pursuant to N.J.S.A. 40A:5A-7, we have personally reviewed the finding and recommendations of the Local Finance Board, dated February 8, 2017, on the proposed project financing for the Agency.

<u>Name of Member</u>	<u>Signature</u>
Daniel Rivera, Chairman	
Evelyn Farmer, Vice Chair	absent
Donald R. Brown	
Douglas Carlucci	
Erma D. Greene	
Darwin R. Ona	
Denise Ridley	

Sworn to and subscribed before me
this 19th day of February, 2019


Notary Public of New Jersey



Notes:

- (a) This affidavit must be signed by a majority of the full membership of the Agency. Members absent during the review should review and sign later.
- (b) This affidavit must be sent within 45 days of receipt of the Local Finance Board's findings and recommendations on the proposed project financing to:

Patricia Parkin McNamara
Executive Secretary
Local Finance Board
Department of Community Affairs
101 South Broad Street, P.O. Box 803
Trenton New Jersey 08625-0803



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 803
TRENTON, NJ 08625-0803

PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

June 25, 2018

James G. Fearon, Esq.
Gluck Walrath LLP
428 River View Plaza
Trenton, New Jersey 08611

Dear Mr. Fearon:

Enclosed please find a Local Finance Board (Board) Resolution(s) reflecting the action the Board took at the meeting held on Wednesday, February 8, 2017.

If you have any questions regarding this information, please feel free to contact me at (609) 292-4537.

Sincerely,

Patricia Parkin McNamara
Executive Secretary
Local Finance Board

Enclosure(s)

cc: Robert J. Kakoleski
Stephen B. Pearlman, Esq.





State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

101 SOUTH BROAD STREET

PO Box 803

TRENTON, NJ 08625-0803

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

LOCAL FINANCE BOARD RESOLUTION

WHEREAS, a proposed project financing has been submitted to the Local Finance Board for review pursuant to N.J.S.A. 40A:5A-6 by the Jersey City Redevelopment Agency; and

WHEREAS, the Local Finance Board has held a hearing pursuant to N.J.S.A. 40A:5A-7 on February 8, 2017, to review a proposed project financing in an amount not to exceed \$1,000,000 for the issuance of Redevelopment Area Bonds (Paulus Hook Redevelopment Plan); and

WHEREAS, the Local Finance Board has given consideration to those matters, to the extent applicable, as provided for by Law, and has examined estimates, computations or calculations made in connection with such submissions and has required the production of such papers, documents, witnesses or information and taken such action which it has deemed necessary for its review of such submission;

NOW, THEREFORE, BE IT RESOLVED that the Local Finance Board does hereby make the following findings:

- a) that the project cost has been determined by reasonable and accepted methods;
- b) that the method proposed for the funding of the project cost, proposed or maximum terms and provision of the financing and of a proposed service contract are not unreasonable nor impracticable, and would not impose an undue and unnecessary financial burden on the local inhabitants within the Authority's jurisdiction or would not materially impair the ability to pay promptly the principal of and the interest on the outstanding indebtedness thereof or to provide essential public services to the inhabitants thereof;
- c) that the proposed or maximum terms and conditions of the sale are, in light of current market conditions for obligations of similar quality, reasonable;

BE IT FURTHER RESOLVED that the Local Finance Board does not deem it necessary to make any of the recommendations with regard to this project financing which the Board is authorized to make pursuant to N.J.S.A. 40A:5A-8; and



Local Finance Board
Jersey City Redevelopment Agency
February 8, 2017

BE IT FURTHER RESOLVED that the Jersey City Redevelopment Agency shall, within 30 days of the closing date of the financing that is the subject of this resolution, file with the Executive Secretary of the Local Finance Board a statement setting forth a complete accounting of the actual issuance costs incurred by the Jersey City Redevelopment Agency in undertaking the financing which statement shall include the following: the name of the Jersey City Redevelopment Agency; the closing date of the financing; the total amount of the financing; the name of the professionals or others who provided services to the Jersey City Redevelopment Agency in undertaking the financing; the estimated dollar amount for each type of issuance cost as set forth in the application submitted by the Jersey City Redevelopment Agency to the Local Finance Board with regard to the financing; and the actual dollar amount for each type of issuance cost incurred by the Jersey City Redevelopment Agency in undertaking the financing; and

BE IT FURTHER RESOLVED that the details of the issuance of any permanent bonds associated with this application as included in the term sheet (closing statement) shall be promptly provided to the Executive Secretary by forwarding a copy of said term sheet (closing statement); and

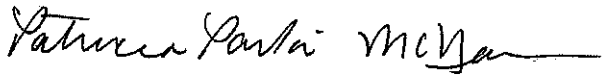
BE IT FURTHER RESOLVED that the Executive Secretary of the Local Finance Board is hereby authorized and directed to certify or endorse such documents or instruments as may be necessary, convenient or desirable in order to carry out the purpose and provisions of the Law and this Resolution; and

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 40A:5A-7, the governing body of the Authority shall provide to the Executive Secretary within 45 days of receipt of this resolution, the required Authority resolution and affidavit; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED BY:
THE LOCAL FINANCE BOARD

DATE: February 8, 2017


PATRICIA PARKIN MCNAMARA
EXECUTIVE SECRETARY
LOCAL FINANCE BOARD



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 803
TRENTON, NJ 08625-0803

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

**LOCAL FINANCE BOARD
RESOLUTION**

WHEREAS, the Jersey City Redevelopment Agency (hereinafter the Agency) has submitted an application to the Local Finance Board pursuant to N.J.S.A. 40A:12A-67(g) seeking review and approval by the Local Finance Board of a Financing proposed to be undertaken by the Jersey City Redevelopment Agency consisting of the issuance of taxable Redevelopment Area Bonds pursuant to N.J.S.A. 40A:12A-64 et seq. in an aggregate principal amount not to exceed \$1,000,000 (hereinafter the "Financing"); and

WHEREAS, the Jersey City Redevelopment Agency has proposed to undertake the Financing in order to implement the Paulus Hook Redevelopment Plan in the City of Jersey City; and

WHEREAS, the Local Finance Board has reviewed the application submitted by the Jersey City Redevelopment Agency and, as part of its review of the application, has solicited and received comments from the Office of Planning Advocacy and the New Jersey Economic Development Authority with regard to the application; and

WHEREAS, the Local Finance Board has, as part of its review of the application submitted by the Jersey City Redevelopment Agency, also considered, to the extent appropriate, whether the redevelopment project or plan to be undertaken by the Jersey City Redevelopment Agency utilizing the proceeds of the Redevelopment Area Bonds proposed to be issued by the Jersey City Redevelopment Agency will promote approaches and concepts to reduce congestion, enhance mobility, assist in the redevelopment of the municipality in which the project or plan is to be implemented, or otherwise improve the quality of life of the residents of the municipality; and

WHEREAS, the Local Finance Board has conducted a hearing in accordance with N.J.S.A. 40A:12A-67(g) on February 8, 2017, to review the application and to afford representatives of the Jersey City Redevelopment Agency and members of the public an opportunity to offer comments with regard to the application; and

WHEREAS, the Local Finance Board has given consideration to those matters, to the extent applicable, as provided for by law and has examined such estimates, computations and calculations as have been made in connection with the application submitted by the Jersey City Redevelopment Agency and has further required the production of such papers, documents, witnesses or information and has taken such action as it has deemed necessary for its review of the application,



Local Finance Board
Jersey City Redevelopment Agency
February 8, 2016

NOW, THEREFORE, BE IT RESOLVED that, having reviewed and considered the application submitted to the Local Finance Board by the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-67(g) with regard to a Financing proposed to be undertaken by the Jersey City Redevelopment Agency consisting of the issuance of taxable Redevelopment Area Bonds pursuant to N.J.S.A. 40A:12A-64 et seq. in an aggregate principal amount not to exceed \$1,000,000, the Local Finance Board does hereby approve the Financing presented in the application; and

BE IT FURTHER RESOLVED that the Executive Secretary of the Local Finance Board is hereby authorized and directed to certify or endorse such documents or instruments as may be necessary, convenient or desirable in order to carry out the purpose and provisions of law and this Resolution; and

BE IT FURTHER RESOLVED that the Jersey City Redevelopment Agency shall, within 30 days of the closing date of the Financing that is the subject of this resolution, file with the Executive Secretary of the Local Finance Board a statement setting forth a complete accounting of the actual issuance costs incurred by the Jersey City Redevelopment Agency in undertaking the Financing which statement shall include the following: the name of the Jersey City Redevelopment Agency; the closing date of the Financing; the total amount of the Financing; the name of the professionals or others who provided services to the Jersey City Redevelopment Agency in undertaking the Financing; the estimated dollar amount for each type of issuance cost as set forth in the application submitted by the Jersey City Redevelopment Agency to the Local Finance Board with regard to the Financing; and the actual dollar amount for each type of issuance cost incurred by the Jersey City Redevelopment Agency in undertaking the Financing; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED BY:
THE LOCAL FINANCE BOARD

DATE: February 8, 2017



PATRICIA PARKIN MCNAMARA
EXECUTIVE SECRETARY
LOCAL FINANCE BOARD



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

101 SOUTH BROAD STREET
PO BOX 803

TRENTON, NJ 08625-0803

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

LOCAL FINANCE BOARD RESOLUTION

WHEREAS, the Jersey City Redevelopment Agency proposes to undertake the issuance of Redevelopment Area Bonds in an amount not to exceed \$1,000,000 to finance a portion of the total project costs associated with the City of Jersey City Paulus Hook Redevelopment Plan pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Jersey City Redevelopment Agency proposes to issue such bonds through a negotiated private placement transaction rather than through a public sale; and

WHEREAS, N.J.S.A. 40A:12A-29(a)(3) of the Redevelopment Law provides that a redevelopment entity may issue bonds or notes pursuant to the Redevelopment Law and may do so through the sale of such bonds to any willing buyer at a private sale but only upon the submission of an application by the redevelopment entity to the Local Finance Board in the Department of Community Affairs and the approval of that application by the Local Finance Board; and

WHEREAS, the Jersey City Redevelopment Agency has accordingly submitted an application to the Local Finance Board pursuant to N.J.S.A. 40A:12A-29(a)(3) to request the Board's approval for the sale by the Jersey City Redevelopment Agency of Redevelopment Area Bonds in an amount not to exceed \$1,000,000 in a negotiated private placement transaction; and

WHEREAS, the Local Finance Board has reviewed and considered the application submitted by the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-29(a)(3) and further has conducted a hearing with regard to the application on February 8, 2017; and

WHEREAS, the Local Finance Board has given consideration to those matters, to the extent applicable, as provided for by law and has further examined such instruments, computations and calculations as have been made in connection with the application submitted by the Jersey City Redevelopment Agency and has further required the production of such papers, documents, witnesses, and information and has taken such action as the Board has deemed necessary and appropriate for its review of the application,

NOW, THEREFORE, BE IT RESOLVED that the Local Finance Board authorizes the issuance and sale of such bonds through such a private sale; and



Local Finance Board
Jersey City Redevelopment Agency
February 8, 2017

BE IT FURTHER RESOLVED that the details of the issuance of the bonds to be issued and sold by the Jersey City Redevelopment Agency shall be promptly provided to the Local Finance Board by forwarding a copy of the term sheet (closing statement) for the sale of such bonds to the Executive Secretary of the Local Finance Board within ten (10) days following the sale of the bonds; and

BE IT FURTHER RESOLVED that the Executive Secretary of the Local Finance Board is hereby authorized and directed to certify or endorse such documents or instruments as may be necessary, convenient or desirable in order to carry out the purpose and the provisions of the Redevelopment and Housing Law in this resolution; and

BE IT FURTHER RESOLVED that the Jersey City Redevelopment Agency shall, within 30 days of the closing date of the financing that is the subject of this resolution, file with the Executive Secretary of the Local Finance Board a statement setting forth a complete accounting of the actual issuance costs incurred by the Jersey City Redevelopment Agency in undertaking the financing which statement shall include the following: the name of the Jersey City Redevelopment Agency; the closing date of the financing; the total amount of the financing; the name of the professionals or others who provided services to the Jersey City Redevelopment Agency in undertaking the financing; the estimated dollar amount for each type of issuance cost as set forth in the application submitted by the Jersey City Redevelopment Agency to the Local Finance Board with regard to the financing; and the actual dollar amount for each type of issuance cost incurred by the Jersey City Redevelopment Agency in undertaking the financing; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

APPROVED BY:
THE LOCAL FINANCE BOARD

DATE: February 8, 2017

Patricia Parkin McNamara

PATRICIA PARKIN MCNAMARA
EXECUTIVE SECRETARY
LOCAL FINANCE BOARD

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 400 7TH STREET, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 400-402 7TH STREET (BLOCK 9801, LOTS 14 AND 15) WITHIN THE ENOS JONES REDEVELOPMENT PLAN

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 rehabilitation commonly known as the Brunswick Triangle Rehabilitation Area 2 (the “Rehabilitation Area”) and adopted a redevelopment plan for the Rehabilitation Area entitled the “Enos Jones 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 9801, Lots 14 and 15, also known as 400 and 402 7th Street (collectively, the “Property”) are located within the Rehabilitation Area and are governed by the Redevelopment Plan; and

WHEREAS, on August 21, 2018, the Agency adopted Resolution No. 18-08-06 conditionally designating 400 7th Street, LLC (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 such designation is set to expire on February 19, 2019; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until April 20, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for up to thirty (30) more 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 April 20, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for up to thirty (30) more 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 February 19, 2019.


DIANA H. JEFFREY, SECRETARY

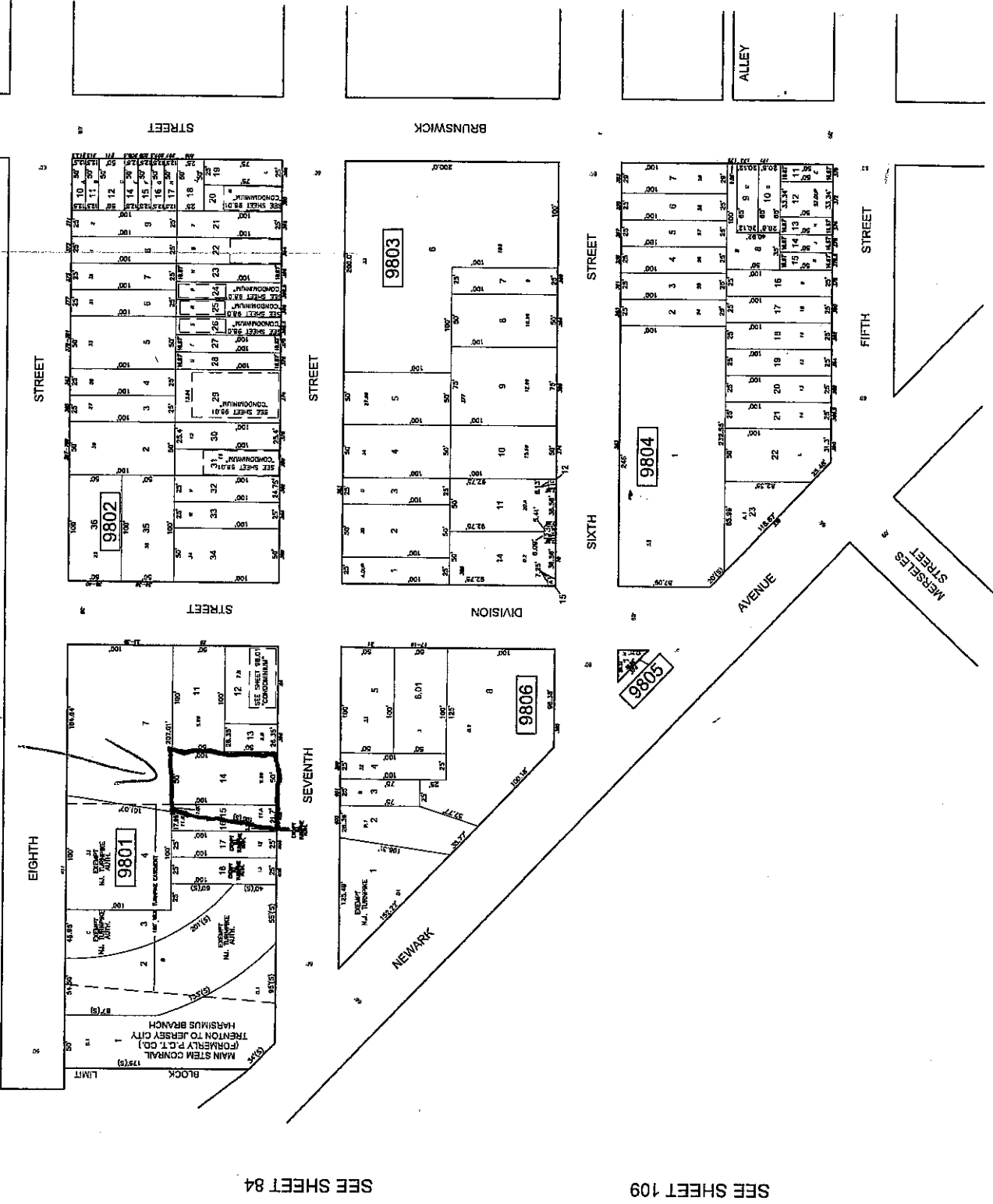
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer				✓
Erma D. Greene	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

DATE	BY	REVISIONS	LOT
02/20/2017	CHURCH & ARONSON	3442	79
03/20/2017	CHURCH & ARONSON	3442	1, 12
03/20/2017	CHURCH & ARONSON	3442	1, 12
03/20/2017	CHURCH & ARONSON	3442	1, 12
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03/20/2017	CHURCH & ARONSON	3442	1, 12
03/20/2017	CHURCH & ARONSON	3442	1, 12
03/20/2017	CHURCH & ARONSON	3442	1, 12
03/20/2017	CHURCH & ARONSON	3442	1, 12

SEE SHEET 84

SEE SHEET 85

Site



SEE SHEET 84

SEE SHEET 109

SEE SHEET 109

SEE SHEET 99

RICH

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAFA REALTY, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 387 EIGHTH STREET WITHIN THE ENOS JONES 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 Enos Jones Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Enos Jones Redevelopment Plan" (as amended and as may be further amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, certain property identified on the City's tax maps as Block 9802, Lots 35.01, also known as 387 Eighth Street (the "**Property**") is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, on August 21, 2018, the Agency adopted Resolution No. 18-08-7 conditionally designating RAFA Realty, LLC (the "**Redeveloper**") as redeveloper of the Property; and

WHEREAS, Redeveloper's designation is set to expire on February 17, 2019; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until April 20, 2019, which period may thereafter be extended if necessary in the sole discretion of the Agency's Executive Director for an additional period of up to thirty (30) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

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

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


Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until April 20, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for an additional period of up to thirty

(30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The 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 February 19, 2019.

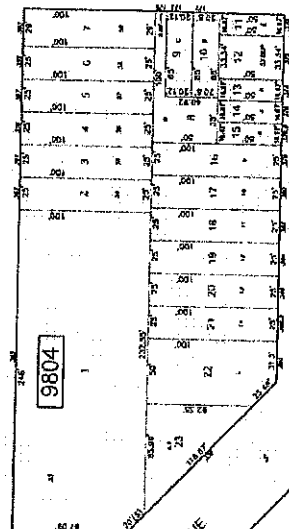
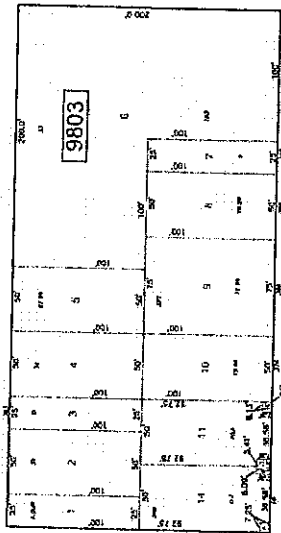
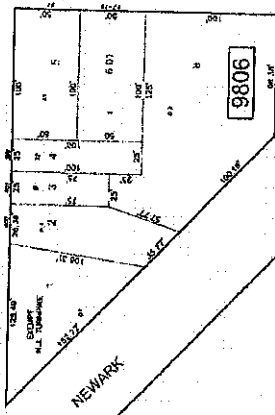
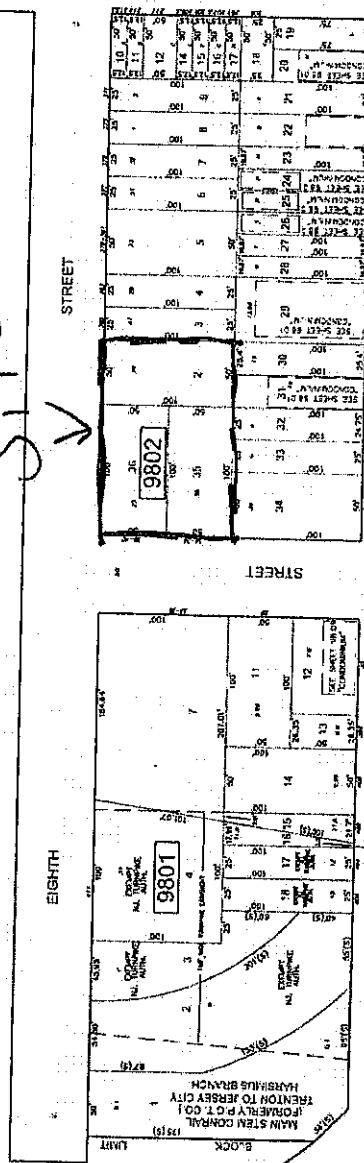

 DIANA H. JEFFREY, SECRETARY

<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	✓			

REVISIONS					
DATE	BY	DESCRIPTION	FIG NO.	SHEET	TOT
07/20/08	CHANG, L A		9001		
02/23/07	CHANG, L A		9001		29
01/23/11	ED. CHAN		9002		3, 12

SEE SHEET 84

SEE SHEET 85



SEE SHEET 109

SEE SHEET 109

SEE SHEET 99

ARM - CDA134C437474100

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF CERTAIN PROJECT AGREEMENTS WITH ARGENT VENTURES LLC FOR THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED ON THE CITY'S TAX MAPS AS BLOCK 15801, LOTS 67, 68, 69 AND 70 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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

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

WHEREAS, the parcels currently identified on the City's tax maps as Block 15801, Lots 67, 68, and 69 are privately owned (the "**Private Parcels**") and Block 15801, Lot 70 is owned by the City (the "**City Parcel**"; together with the Private Parcels, the "**Property**"); and

WHEREAS, the Property is within the Redevelopment Area; and

WHEREAS, by Resolution 17-096, dated September 19, 2017, the Board of Commissioners designated 8 Aetna LLC to be redeveloper for the Property; and

WHEREAS, the Redeveloper proposes to construct 280 residential units, with ancillary ground floor retail space and associated parking and improvements (the "**Project**") on the Property; and

WHEREAS, to effectuate the project as proposed, the City intends to sell and the Agency agrees to purchase the City Parcel; and

WHEREAS, the Agency intends to then sell and the Redeveloper agrees to purchase the City Parcel, subject to the terms and conditions of a redevelopment agreement (the "**Redevelopment Agreement**"); and

WHEREAS, the Parties are negotiating the terms of a Purchase and Sale Agreement, which will be presented to the Board of Commissioners for approval at a later date; and

WHEREAS, the parties have negotiated the terms of a Redevelopment Agreement, which the Agency now wishes the Board to authorize execution thereof and authorize certain other actions and determinations in connection therewith.

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

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

Section 2. that the Chairperson, Vice Chairperson, Executive Director and/or Secretary are hereby authorized to execute and deliver the Redevelopment Agreement in substantially the same form as that on file with the Agency as of the date hereof, together with any changes, insertions and omissions thereto as such officer deems to be necessary or desirable for the execution thereof, subject to the review and approval of the Agency's General Counsel.

Section 3. that the Chairperson, Vice Chairperson, Executive Director and/or Secretary are each further authorized to take such actions or refrain from such actions, and to execute and deliver any documents, instruments and/or agreements, between the Redeveloper, the City and the Agency, as applicable, necessary to effectuate the transactions described in this Resolution, subject to the review and approval of the Agency's General Counsel. Said authorization includes accepting a Deed and any and all associated documents or instruments from the City with respect to the City Parcel. Any and all actions taken heretofore with respect to the transaction contemplated hereby are ratified and confirmed.

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 February 19, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT RELATED TO THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED ON THE CITY'S TAX MAPS AS BLOCK 15801, LOTS 3.01 AND 78 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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

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

WHEREAS, on March 21, 2017, the Board of Commissioners of the Agency adopted Resolution 17-03-8, designating Argent Ventures, LLC ("**Redeveloper**"), to construct a development of approximately 375 residential units with associated parking and improvements (the "**Project**") on the Property; and

WHEREAS, on July 18, 2017, the Board of Commissioners approved a request to extend the designation of the Redeveloper; and

WHEREAS, on November 21, 2017, the Board of Commissioners approved a Resolution 11-17-8, authorizing the execution of a Redevelopment Agreement with the Redeveloper; and

WHEREAS, subsequent to that approval, the parties continued to negotiate the terms of the Redevelopment Agreement, resulting in material changes to the terms previously negotiated; necessitating the herein request for authorization from the Agency's Board of Commissioners to enter into this Redevelopment Agreement; and

WHEREAS, the City is the fee simple owner of certain property identified on the City's tax maps as Block 15801, Lot 78, commonly known as 41 Aetna Street (the "**City Parcel**"), located in the Grand Jersey Redevelopment Area; and

WHEREAS, the City intends to sell, and the Agency intends to purchase, the City Parcel; and

WHEREAS, the Agency is the fee simple owner of Block 15801, Lot 3.01, commonly known as 52 Aetna Street, also located in the Grand Jersey Redevelopment Area, a portion of

which shall be provided to the Redeveloper for development (such portion, the "Agency Parcel"; together with the City Parcel, as further described in Schedule A, the "Property"); and

WHEREAS, the Agency intends to sell, and the Redeveloper intends to purchase, the Property subject to the terms, obligations and conditions which the Parties have set forth in a redevelopment agreement (the "**Redevelopment Agreement**") and a purchase and sale agreement (the "**Purchase and Sale Agreement**"); and

WHEREAS, the parties also now desire to enter into an environmental escrow agreement ("the **Escrow Agreement**"), for the investigation and remediation of the City Parcel and Agency Parcel; and

WHEREAS, the Agency desires to have the Board of Commissioners authorize the execution of the Redevelopment Agreement, Purchase and Sale Agreement, and Escrow Agreement (the "**Project Agreements**"), for the Project, and authorize certain other actions and determinations in connection therewith.

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

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

Section 2. that the Chairperson, Vice Chairperson, Executive Director and/or Secretary are hereby authorized to execute and deliver the Project Agreements in substantially the same form as that on file with the Agency as of the date hereof, together with any changes, insertions and omissions thereto as such officer deems to be necessary or desirable for the execution thereof, subject to the review and approval of the Agency's General Counsel.

Section 3. that the Chairperson, Vice Chairperson, Executive Director and/or Secretary are each further authorized to take such actions or refrain from such actions, and to execute and deliver any documents, instruments and/or agreements, between the Redeveloper, the City and the Agency, as applicable, necessary to effectuate the transactions described in this Resolution, subject to the review and approval of the Agency's General Counsel. Said authorization includes accepting a Deed and any and all associated documents or instruments from the City with respect to the City Parcel. Any and all actions taken heretofore with respect to the transaction contemplated hereby are ratified and confirmed.

Section 4. This Resolution shall take effect immediately.


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 19, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF PROJECT AGREEMENTS RELATED TO THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED AS BLOCK 15801, LOTS 66, 73, 74, 75, 76, 77, 79, AND 80 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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

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

WHEREAS, the Agency and Johnston View Owner Urban Renewal LLC (the “**Redeveloper**”) have entered into that certain Redevelopment Agreement dated January 23, 2018 (the “**Redevelopment Agreement**”), pursuant to which the Redeveloper proposes to construct 2,150 residential units, 50,000 square feet of retail space, 860 parking spaces and other associated improvements (the “**Project**”) on certain properties identified on the City’s tax maps as Block 15801, Lots 66, 73, 74, 75, 76, 77, 79 and 80 (collectively, the “**Property**”); and

WHEREAS, the property identified on the City’s tax maps as Block 15801, Lots 73 and 77 are owned by the City (the “**City Property**”) and are anticipated to be transferred to the Agency in order to effectuate the Redevelopment Plan and the Project; and

WHEREAS, the parties now desire to enter into certain project agreements to further effectuate the Project, including an environmental remediation agreement (the “**Remediation Agreement**”), as contemplated under Section 2.15 of the Redevelopment Agreement; an environmental escrow agreement (the “**Escrow Agreement**”) for the investigation and remediation of the City Property; an escrow agreement for the Community Impact Payments (as such term is defined in Section 2.06 of the Redevelopment Agreement) (the “**CIP Escrow Agreement**”); and the Swap Deed Escrow Agreement, as defined in the Redevelopment Agreement.

WHEREAS, the Agency desires to approve the aforementioned Project agreements (the “**Project Agreements**”), including but not limited to the Remediation Agreement, the Escrow Agreement, the CIP Escrow Agreement, and the Swap Deed Escrow Agreement, authorize the execution thereof, and authorize certain other actions and determinations in connection therewith.

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

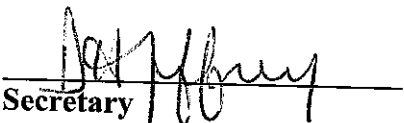
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The transactions described in this Resolution, and in the Project Agreements are hereby authorized and approved.

Section 3. The Chairperson, Vice Chairperson, Executive Director and/or Secretary are hereby authorized to execute and deliver the Project Agreements in substantially the same form as that on file with the Agency as of the date hereof, together with any changes, insertions and omissions thereto as such officer deems to be necessary or desirable for the execution thereof, subject to the review and approval of the Agency's General Counsel.

Section 4. The Chairperson, Vice Chairperson, Executive Director and/or Secretary are each further authorized to take such actions or refrain from such actions, and to execute and deliver any documents, instruments and/or agreements, between the Redeveloper, the City and the Agency, as applicable, necessary to effectuate the transactions described in this Resolution, subject to the review and approval of the Agency's General Counsel. Said authorization includes accepting a Deed and any and all associated documents or instruments from the City with respect to the City Property. Any and all actions taken heretofore with respect to the transaction contemplated hereby are ratified and confirmed.

Section 5. This Resolution shall take effect immediately.


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 19, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH POTOMAC-HUDSON ENVIRONMENTAL INC. FOR ENVIRONMENTAL ENGINEERING SERVICES WITHIN THE GREENVILLE INDUSTRIAL REDEVELOPMENT AREA

WHEREAS, certain areas within the Greenville Industrial Redevelopment Area known as Keystone 1 and Keystone II parcels are located at 25 Colony Road (the "Site"); and

WHEREAS, the site has environmental restrictions contained within the Greenville Yards Classification Exception Area ("CEA") and Remedial Action Permit – Groundwater, # 130001 ("RAP"), established on March 20, 2009; and

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") has an ongoing need for the continuation of environmental engineering services work, including but not limited to groundwater sampling and analysis (the "Services") to address the CEA and RAP and seek removal of the CEA and RAP that began in the 1990's;

WHEREAS, Potomac-Hudson Environmental Inc. ("Potomac") is currently the Licensed Site Remediation Professional ("LSRP") of record for the site; and

WHEREAS, Potomac has provided the Agency a proposal (the "Proposal"), attached hereto, and the Agency wishes to enter into a professional service agreement with Potomac to perform the Services for a contract amount not to exceed \$17,000.00; and

WHEREAS, the contract work shall be performed in accordance with the schedule in the Proposal and contract term shall terminate at completion of services or one (1) year, whichever is earlier; and

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

WHEREAS, said services are of a professional nature as to come within the purview of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "LPCL"), as being a contract for performance of professional services that do not require competitive bidding; and

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

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


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

Section 2. The Board of Commissioners hereby authorizes a professional services agreement with Potomac-Hudson Environmental Inc. for environmental engineering services in an amount not to exceed Seventeen Thousand Dollars (\$17,000.00) and for a term to expire on the earlier of either February 18, 2020 or upon completion of the Services. Notice of the award of this contract shall be published in an official newspaper of general circulation in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i).

Section 3. The 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. The Chairman, Vice-Chairman, 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 February 19, 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 30, 2019

Mary Pat Noonan
Jersey City Redevelopment Agency
66 York Street, 2nd floor
Jersey City, New Jersey 07302

Re: Greenville Yards Project
Remedial Action Permit-Groundwater and Classification Exception Area
25 Colony Road
Jersey City, New Jersey
NJDEP Program Interest # 238566

Dear Ms. Noonan:

This correspondence provides our cost to address the Greenville Yards Classification Exception Area (CEA) and Remedial Action Permit (RAP) – Groundwater (RAP#130001) that is currently in place on the Keystone I and II parcel of the Greenville Yards site located at 25 Colony Road in Jersey City. The CEA and RAP-Groundwater were established March 20, 2009. Ed Phillips of Potomac-Hudson Environmental, Inc. (PHEnv) is currently the Licensed Site Remediation Professional (LSRP) of record for the Site. The duration of the CEA on Block 30401, Lot 1 (formerly Block 1507, Lot 35) was estimated to expire in June 2019, meaning that the residual benzene concentration at monitoring well MW-3RR was anticipated to have reached a concentration that is compliant with the NJDEP Ground Water Quality Standards (GWQS). In order to remove the CEA and RAP-Groundwater, groundwater sampling and analysis is necessary to confirm that compliance with the GWQS has been achieved. This proposal provides the cost to conduct the necessary groundwater sampling and analysis and the administrative submissions to NJDEP in accordance with the RAP-Groundwater for the Site. The hope is that the sampling will prove that the groundwater concentration of benzene has decreased below the GWQS so that the CEA can be removed and the RAP-Groundwater terminated.

Groundwater Sampling and Analysis

NJDEP will require that two groundwater sampling and analysis programs be conducted to obtain data that would be used to remove the CEA and RAP-Groundwater. The sampling must be conducted at different times of the year to account for seasonal fluctuations. The first event would provide the groundwater quality data to determine if the benzene concentration is in compliance with the GWQS and the second event would provide data to confirm the results of the first event.

Groundwater sampling and analysis events would therefore be conducted on monitoring well MW-3RR on two occasions following low-flow sampling procedures. QA/QC samples will also be obtained for each event. All samples will be analyzed for benzene by Aqua Pro-Tech

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

Laboratories, a NJDEP certified analytical laboratory. Results will be compared to the benzene GWQS of 1 ug/l. The sampling and analysis program would be conducted during two consecutive quarters (March 2019 and June 2019) to comply with NJDEP's requirement to account for potential seasonal fluctuations in groundwater quality.

Reporting

If both events confirm the groundwater from MW-3RR is in compliance with the benzene GWQS then we will prepare the necessary report and complete the NJDEP forms needed to remove the CEA and terminate the RAP-Groundwater. Once termination of the RAP-Groundwater has been completed a Response Action Outcome (RAO) will be issued by the LSRP to the JCRA.

In accordance with the RAP-Groundwater, a Remedial Action Protectiveness/Biennial Certification form will also be prepared.

Well Abandonment

Six monitoring wells (MW-3RR, MW-4R, MW-7RR, MW-8R, MW-12 and MW-14) remain at the Site from historical investigations and from prior groundwater monitoring programs. If results of the two sampling and analysis events indicate compliance with GWQS then all monitoring wells will be abandoned by a NJ licensed well driller in accordance with NJDEP requirements. The estimated cost assumes that the concrete pads for the monitoring wells will be left in place and the wells will be grouted to the surface. If JCRA and/or the owner wishes to have the concrete pads removed, and the asphalt patched, then PHEnv will provide JCRA with an additional separate cost for this task.

Cost

The cost to conduct the scope of work described above is provided below. All work will be conducted in accordance with PHEnv's Standard Fee Schedule (attached).

Task	Description	Assumptions	Cost Estimate
1	Conduct of Two Groundwater Sampling and Analysis Events		
	Labor	2 Events, Includes Coordination With Current Property Owner, Site Inspection	\$ 1,900
	Laboratory	2 Well Samples, Duplicates, Field and Trips Blanks for Benzene Analysis	\$ 900
	Equipment/Disposables	Low Flow Sampling Meter, Pump, Health and Safety	\$ 600



Task	Description	Assumptions	Cost Estimate
2	Reporting	Includes: Remedial Action Report, NJDEP Remedial Action Permit Application – Groundwater Form, Biennial Certification, NJDEP Response Action Outcome Form, Supporting Documentation and Payment of NJDEP Permit Termination Fee (\$1880)	\$ 8,500
3	Well Abandonment	6 Wells Grouted to Surface; will leave the concrete pads in place	\$ 3,200
		TOTAL COST ESTIMATE	\$ 15,100

Schedule

The RAP-Groundwater indicates that the Remedial Action Protectiveness/Biennial Certification form and monitoring report must be submitted to NJDEP by June 29, 2019. Therefore, we propose to conduct the two rounds of groundwater sampling in early March 2019 and June 2019 in order to be able to submit the required reports within this time frame. PHEnv may require assistance from JCRA is identifying and notifying the current property owner in order to gain access to the Site to conduct the sampling and well decommissioning.

If the results of the groundwater sampling indicate that the benzene concentration has not reached a level below the GWQS, then PHEnv will notify JCRA and determine the course of action required in order to continue compliance with the NJDEP regulations.

Please let me know if you have any questions.

Sincerely,

Potomac-Hudson Environmental, Inc.

Karen Egnot-Phillips

Karen Egnot-Phillips



POTOMAC-HUDSON ENVIRONMENTAL, INC.

FEE SCHEDULE
Effective January 2019

PROFESSIONAL SERVICES

HOURLY RATE

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

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.

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.



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AN EMERGENCY CONTRACT WITH 21 CONTRACTING LLC
FOR REPAIRS AT AGENCY-OWNED PROPERTY IDENTIFIED
AS 152 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON
HILL REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") owns and manages certain property within the City of Jersey City (the "**City**") identified as 152 Martin Luther King Drive (the "**Property**"), which Property is located within the Jackson Hill Redevelopment Area and governed by the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* and Jackson Hill Redevelopment Plan; 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, a need for emergency work at the Property arose due to multiple roof leaks, which resulted in damage to the ceiling of the ground floor retail unit at the Property due to rainwater buildup; and

WHEREAS, the damage caused by the roof leaks required repair of the roof and ceiling of the retail unit at the Property and replacement of the heating system for the retail unit; and

WHEREAS, it is necessary to award an emergency, open-end contract effective February 20, 2019 (the "**Contract**") to 21 Contracting LLC (the "**Contractor**") to perform emergency work at the Property to promote public health and safety; and

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

WHEREAS, the Contractor submitted that certain invoice dated February 3, 2019 attached hereto as **Exhibit B** (the "**Invoice**") setting forth the work to be completed at the Property; and

WHEREAS, the Agency desires to authorize the Contract for performance of the emergency services set forth in the Invoice; and

WHEREAS, the Contractor shall complete the emergency services authorized herein for an amount not to exceed \$19,000.00 and for a term that shall expire upon completion of all the authorized tasks set forth in the Invoice; 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 the Contractor in an amount not to exceed \$19,000.00 and for a term that shall expire upon completion of the work authorized herein. The Contractor is hereby authorized to perform emergency services only at the Property.

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 the Contractor provides 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 the Contractor has complied with the specifications in all respects, and the requirements of the Contract met, then payment to the Contractor 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 February 19, 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

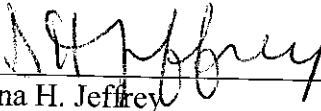
CERTIFICATION OF DIANA H. JEFFREY

I, Diana H. Jeffrey, of full age, hereby certify as follows:

1. I am the Executive Director of the Jersey City Redevelopment Agency (the "**Agency**").
2. A need for the performance of emergency services arose at the Agency-owned property identified as 152 Martin Luther King Drive (the "**Property**"), which is located within the Jackson Hill Redevelopment Area within the City of Jersey City (the "**City**").
3. Multiple roof leaks were discovered at the Property, which caused rainwater to build up in the retail unit on the ground floor of the Property and caused damage to the retail merchandise stored therein.
4. Further examination of the Property revealed that the damage required immediate repair of the roof and retail unit and also necessitated immediate replacement of the heating system for the retail unit, which heating system is located on the roof of the building.
5. As Executive Director of the Agency, I inspected or caused to be inspected the Property and determined the conditions on the Property must be addressed immediately.
6. Performing the above-referenced work was necessary because the conditions posed a threat to public safety and welfare. The work was necessary to protect and promote the public health, safety and welfare.
7. 21 Contracting LLC submitted that certain invoice dated February 3, 2019, attached hereto as **Exhibit A**, listing the tasks necessary to address the emergency conditions.
8. Because of the reasons stated above, which are incorporated herein, I have declared an emergency existed at the Property and I formally ratify 21 Contracting LLC's authorization to perform the emergency work at the Property.
9. The total funds requested for this purpose are \$19,000.00.
10. I certify that the foregoing statements are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to legal action to the fullest extent of the law.

Dated: _____

2/15/19



Diana H. Jeffrey

Executive Director, Jersey City Redevelopment Agency

EXHIBIT A
INVOICE OF 21 CONTRACTING LLC DATED FEBRUARY 3, 2019

02/03/2019

Invoice: 00152MLK

To
J.C.R.A.
66 York St
Jersey City, NJ 07302

Ship To
info@jcnj.org

Instructions
811-266-2265

Quantity	Description	Unit Price	Total
1	Install new heating system for store area only		
2	Demolish and remove old system from roof		
3	Haul and dispose of		
4	Remove curbs for unit from roof		
5	Install new rubberized roof		
6	Repair interior of ceilings from water damages		
7	Provide all labor, tools & materials		
Subtotal			\$19,000.00
Sales Tax			
Shipping & Handling			
Total Due			\$19,000.00

Due upon receipt

Thank you for your business!

21 CONTRACTING

Tel 866-611-3708
Fax 866-611-3708

56 Bergen Ave
Jersey City, NJ 07305

Lic. # 13VH08519200
Call21pros@gmail.com



EXHIBIT B
INVOICE

02/03/2019

Invoice: 00152MLK

To
J.C.R.A.
66 York St
Jersey City, NJ 07302

Ship To
jwc@jcrj.org

Instructions
811-256-2205

Quantity	Description	Unit Price	Total
1	Install new heating system for store area only		
2	Demolish and remove old system from roof		
3	Haul and dispose of		
4	Remove curbs for unit from roof		
5	Install new rubberized roof		
6	Repair interior of ceilings from water damages		
7	Provide all labor, tools & materials		
Subtotal			\$19,000.00
Sales Tax			
Shipping & Handling			
Total Due			\$19,000.00

Due upon receipt

Thank you for your business!

21 CONTRACTING

Tel 866-611-3708
Fax 866-611-3708

56 Bergen Ave
Jersey City, NJ 07305

Lic. # 13VH08519200
Call21pros@gmail.com



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 15TH AND GROVE JC, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 7102, LOT 7 AND BLOCK 7103, LOTS 12-17 WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “**City**”) has designated that certain area known as the Jersey Avenue Light Rail 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 Jersey Avenue Light Rail 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, 15th and Grove JC, LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 7102, Lot 7, commonly known as 613 Grove Street, and Block 7103, Lots 12-17, commonly known as 610-620 Grove Street (collectively, the “**Property**”), (Otherwise known as St. Lucy’s Shelter); and

WHEREAS, the Redeveloper specifically proposes to construct a twenty-three (23) story mixed-use residential building containing approximately 444 residential units, 5 stories of vehicle parking and a ground floor with a 3,750 square foot residential lobby and 6,250 square feet of commercial space on Block 7102, Lot 7 (the “**Mixed-Use Portion**”); and

WHEREAS, the Redeveloper also proposes to construct a five (5) story shelter building, which will be located directly across the street on Block 7103, Lots 12-17, with a three (3) story mixed-use building containing community space on the ground floor and residential units on the second and third floors, totaling a gross building area of approximately 56,000 square feet (the “**Shelter and Community Space Portion**”, together with the Mixed-Use Portion, the “**Project**”); and

WHEREAS, the Agency wishes to designate 15th and Grove JC, 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. 15th and Grove JC, LLC, is hereby designated as the Redeveloper of the Property for a period of 120 days from the date hereof, ending on June 19, 2019 unless extended for a period of no more than 30 days by the Executive Director in her sole discretion.

Section 3. If, by June 19, 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 15th and Grove JC, 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.


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 February 19, 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 EXTENDING THE DESIGNATION OF CANBIS, LLC AS REDEVELOPER OF BLOCK 7902, LOTS 25, 26, 27, 28, 29 WITHIN THE JOURNAL SQUARE 2060 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 Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Journal Square 2060 Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, that certain property identified on the City’s tax maps as Block 7902, Lots 25, 26, 27, 28, 29 and 45, commonly known as 693-701 Newark Avenue and 30 Cottage Street and owned by the Agency (collectively, the “**Agency Property**”), and Block 7902, Lots 22, 23, 24 and 50, commonly known as 703-707 Newark Avenue and 40 Cottage Street, being adjacent to the Agency Property and owned by Shree Bhuvneshwari Realty, LLC, an affiliate of Canbis, LLC (collectively, the “**SBR Property**”, and together with the Agency Property, the “**Property**”) is located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on August 21, 2018, the Agency designated Canbis, LLC (the “**Redeveloper**”) as redeveloper of the Property to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property for a period of ninety (90) days, until May 20, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

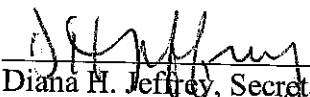
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until May 20, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

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

Section 4. This Resolution shall take effect immediately.


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 February 19, 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 EXTENDING THE DESIGNATION OF NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA COMMONLY KNOWN AS 1052-1068 GARFIELD AVENUE AND 467, 461, AND 457 COMMUNIPAW AVENUE

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, the City has designated that certain area known as the Morris Canal Redevelopment Area (the “Redevelopment Area”) as an area in need of redevelopment pursuant to the Redevelopment Law; and

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

WHEREAS, those certain properties identified on the City’s tax maps as Block 18901, Lots 6-15, more commonly known as 1052-1068 Garfield Avenue and 467, 461 and 457 Communipaw Avenue (collectively, the “Property”), are located within the Redevelopment Area and are governed by the Redevelopment Plan

WHEREAS, on September 17, 2018, the Agency designated Novus Equities, LLC (the “Redeveloper”) as redeveloper of the Property to allow time for the parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property for a period of ninety (90) days, until May 16, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days, so that the Agency and Redeveloper may complete 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. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until May 16, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to 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 February 19, 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 THE AWARD OF A CONTRACT FOR
CONSTRUCTION OF PHASE V, THE PAVILION, AT BERRY
LANE PARK WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency has undertaken the development of Berry Lane Park within the Redevelopment Area (the "**Project**"); and

WHEREAS, on November 27, 2018, the Agency issued a Request for Proposals for Construction of Phase V of the Project ("**RFP**"), pursuant to the competitive contracting process of the Local Public Contracts Law (the "**LPCL**"), *N.J.S.A. 40A:11-4.3*, from qualified and experienced consultants; and

WHEREAS, on January 8, 2019, the Agency received Proposals from the following five (5) Respondents to the RFP:

1. Bismarck Construction Corp.
2. ML, Inc.
3. Belmont Construction Corp.
4. Applied Landscape Technologies
5. Flanagan's Contracting Group, Inc.

WHEREAS, the Proposals were reviewed and evaluated in accordance with the requirements of the RFP and the requirements of the competitive contracting process set forth in the LPCL, by the Agency's Evaluation Committee and the Agency's Special Counsel, CME Associates, finding that ML, Inc. ("**ML**") had the lowest qualifying bid in accordance with the LPCL;

WHEREAS, based on this review, an Evaluation Report and Recommendation of Award (the "**Report**") was prepared and submitted to the Agency in accordance with the requirements of the LPCL; and

WHEREAS, as set forth in the Report, the Evaluation Committee recommends that a contract award be made to ML for the reasons set forth in the Report, and the Agency desires to award a contract to ML, in accordance with the recommendations of the Report; and

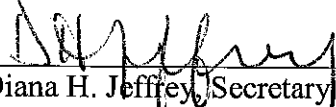
WHEREAS, as also set forth in the Report, the Agency seeks to condition the Contract Award is subject to the requirements contained in a New Jersey Department of Environmental Protection award to the Agency of a Green Acres Program Grant and the Hudson County Board of Freeholders award to the Agency of a Hudson County Open Space, Recreation, and Historic Preservation Trust Fund Grant.

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

Section 1. The Agency hereby approves the recommendations of the Evaluation Committee and award a contract to ML, Inc. pursuant to the competitive contracting process of the LPCL, for construction of Phase V of the Agency's Berry Lane Park Project in the Morris Canal Redevelopment Area, based on the terms and conditions set forth in the RFP.

Section 2. The total amount authorized to be paid pursuant to the contract herein awarded shall not exceed the total sum of \$2,894,000,00, without further action by the Board of Commissioners subject to the availability of funds.

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.


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 February 19, 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	✓			



JOHN H. ALLGAIER, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

February 7, 2019

HAND DELIVERED

Jersey City Redevelopment Agency
66 York Street – 3rd Floor
Jersey City, NJ 07302

Attn: Diana Jeffrey
Executive Director

**RE: *Berry Lane Park – Phase V
Pavilion and Site Improvements
Jersey City, New Jersey
JCRA Contract No.: 18-05-BD5
Our File: PJC00200.01***

Dear Ms. Jeffrey:

On Tuesday, January 8, 2019, bids were received in the Jersey City Redevelopment Agency (JCRA) office for the above referenced project. As indicated on the attached bid tabulation sheet, five (5) bids were received.

The apparent low base bid was submitted by Bismark Construction Corp. of Newark, New Jersey, with a base bid of \$2,009,000.00. After the bid opening, a representative of Bismark Construction Corp. provided this office with the enclosed letter requesting that they not be considered for the project due to an error in the bid preparation.

The next apparent low base bid was submitted by Belmont Construction Corp. of Maywood, New Jersey, with a base bid of \$2,810,000.00. After review of the bid submitted by Belmont Construction Corp., it appears there is a conflict between the written and numerical total lump sum price bid for bid item no. 1 on page C-18. As noted in the proposal form, "if there is a mathematical error in summation the words listed below will take precedence over number". Therefore, our office evaluated the bid rectifying the error and their base bid would become the third lowest bid with a total bid amount of \$2,830,000.00.

The next apparent low base bid was submitted by ML, Inc. of Passaic, New Jersey, with a base bid of \$2,818,000.00. We have checked the references for ML, Inc. and they received favorable responses. In addition, after the bid opening, a representative from ML, Inc. provided this office with the enclosed letter contesting the bid submitted by Belmont Construction Corp. As noted above, Belmont Construction Corp. is the third lowest bidder due to their error in the bid preparation. We have reviewed the bids submitted and found that the Apparent Low Bidder did not submit an experience statement for their sub-contractors, Peter Hywel Plumbing & Heating, Inc., Wojchik Electric, Inc., Augenti & Civil, Inc. and Industrial Services, Enterprises, Inc., at the time of the bid. It



Berry Lane Park – Phase V
Pavilion and Site Improvements
Memo to: Ms. Jeffrey
February 7, 2019
Page 2

appears this missing documentation is not a mandatory cause for the bid to be rejected. We recommend the JCRA authorize the JCRA Counsel to review the bids and various irregularities of all the bidders.

As you are aware, there are eight (8) alternates in the contract if the bids exceeded the available funding. Subject to the concurrence of the JCRA Counsel and the availability of sufficient funds, the JCRA has the following award options:

1. To award the entire project to ML, Inc. in the amount of \$3,031,000.00;
2. Per your direction to this office, utilize Alternate Item No. 4 through Alternate Item No. 8 and award the project to ML, Inc. in the amount of \$2,894,000.00.

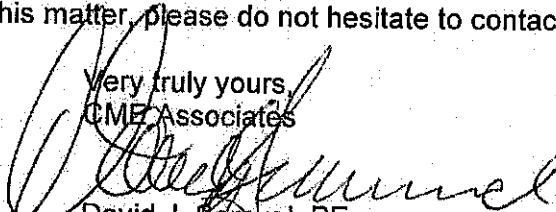
Subject to the concurrence of the JCRA Counsel, and the availability of sufficient funds, our office recommends that the Contract be awarded to ML, Inc., in the amount of \$2,894,000.00.

As you are aware, the New Jersey Department of Environmental Protection awarded the JCRA a Green Acres Program Grant and the Hudson County Board of Freeholders awarded the JCRA a Hudson County Open Space, Recreation, and Historic Preservation Trust Fund Grant for this project. Therefore, we recommend the Resolution include a condition that the award is subject to the approval of the New Jersey Department of Environmental Protection – Green Acres Program and Hudson County Board of Freeholders – Hudson County Open Space, Recreation, and Historic Preservation Trust Fund Grant Agreement.

By copy of this letter, we are hand delivering the five (5) original bids to your office.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates



David J. Samuel, PE
Managing Partner

DJS/DM
Enclosure

cc: Daniel Nazario, Jr., JCRA
Jesamil Suazo, JCRA



Bismark Construction Corp.

207-209 Berkeley Avenue, Newark, NJ 07107
(973) 412-9223 Fax (973) 412-9224

January 10, 2019

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED & EMAIL

Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, NJ 07302

Re: Berry Lane Park-Phase V (Pavillion and Site Improvements)
JCRA Contract No.: 18-05BD5
Bid Date: January 8, 2019

Dear Sir or Madam:

This letter serves to respectfully notify Jersey City Redevelopment Agency, the owner, and CME Associates that Bismark Construction Corp. ("Bismark") made a mistake with its bid for the above contract and hereby withdraws the bid.

The fact that Bismark's bid contained a serious mistake making it unconscionable for the Jersey City Redevelopment Agency ("JCRA") to accept Bismark's bid is evidenced by a simple comparison of Bismark's bid of \$2,009,000 with that of the next lowest bidder, Belmont Construction ("Belmont") which submitted a bid of in excess of \$2,800,000. Belmont's bid is 1.4 times the amount of that of Bismark's and well in excess of the typical discrepancies between bidders, absent a mistake.

Given the magnitude of the mistake, \$800,000 on a \$2 million bid requiring Bismark to proceed with the project would be unconscionable. Anyone with even minimal knowledge of construction would know such a contract is destined to fail and jeopardizes Bismark's ability to remain in business.

Bismark in preparing its bid carefully reviewed the plans and specifications and prepared and reviewed its bid. However, given the large quantity of numbers that go into a bid of this magnitude, it is not unusual for a contractor, despite its best efforts, to make a mistake. This is exactly what happened to Bismark and its bid for the above project.



Bismark Construction Corp.

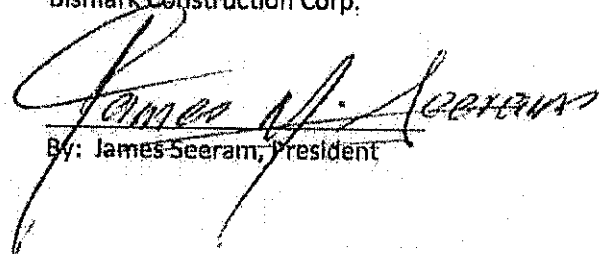
207-209 Berkeley Avenue, Newark, NJ 07107
(973) 412-9223 Fax (973) 412-9224

Finally, Bismark's withdraw of its bid results in absolutely no prejudice whatsoever to the JCRA. The JCRA would simply get the benefit of a bid that was fair, reasonable and free from mistake. In fact, Bismark is the only party that would be prejudiced if its bid was not withdrawn.

I am available to meet with you should you require any additional information with respect to this matter.

Very truly yours,

Bismark Construction Corp.



By: James Seeram, President



ML, Inc.
65 South Street
Passaic, NJ. 07055
tel: 973.470.9633
fax: 973.470.9665
www.mlinc.biz

January 9th, 2019

Att.: Ms. Diana H. Jeffrey
Executive Director
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, NJ

Re.: Bid Protest Bid Title: Berry Lane Park, Phase V (Pavilion & Site Improvements)

Contract Number: 18-05-BD5

Bid Due Date & Time: January 8th, 2019 at 11:00 AM prevailing time

Dear Ms. Jeffrey:


Please accept this letter as ML, Inc.'s protest as to Belmont Construction being considered the second low and responsible bidder on the above-referenced project.

Following the bid opening on the above-referenced date, our representative reviewed the bid package submitted by Belmont Construction and found material defects, which are described below:

The Bid Bond form was missing a Belmont Construction's Corporate Seal.

For the reason set forth above, ML, Inc. respectfully requests that the Jersey City Redevelopment Agency award the project to the lowest responsible and responsive bidder ML, Inc.

Sincerely,



Lucyna Mroczek
President
ML, Inc.

[illegible]

[illegible]

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WALLABOUT REALTY HOLDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED ON BLOCK 19901, LOTS 2-7 AND 41-44 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

WHEREAS, certain property identified on the City's tax maps as Block 19901, Lots 2-7 and 41-44, also known as also known by the street addresses of 70-78 Woodward Street and 87-99 Van Horne Street, respectively (the "**Property**") is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, on July 30, 2018, the Agency adopted Resolution No. 18-07-16 conditionally designating Wallabout Realty Holding, LLC (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 such designation expired on January 30, 2019; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until March 19, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for up to thirty (30) more 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 March 19, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for up to thirty (30) more 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 February 19, 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
AN EMERGENCY CONTRACT WITH 21 CONTRACTING LLC
FOR DEMOLITION AND CLEANUP OF DAMAGE CAUSED BY
FLOODING AT AGENCY-OWNED PROPERTY IDENTIFIED AS
405-407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW
REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") owns certain property within the City of Jersey City (the "**City**") identified as 405-407 Ocean Avenue (the "**Property**"), which Property is located within the Ocean/Bayview Redevelopment Area and is governed by the Ocean/Bayview Redevelopment Plan pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, 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, flooding on several floors of the Property caused substantial damage to the building, including ceilings and floors, and resulted in a need for emergency work to clean the resulting debris, dry the flooded areas, perform demolition work in flooded areas and replace damaged flooring and ceilings; and

WHEREAS, it was necessary to award an emergency, open-ended contract (the "**Contract**") to 21 Contracting LLC (the "**Contractor**") for performance of emergency work at the Property to promote public health and safety; and

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

WHEREAS, the Contractor submitted that certain invoice dated February 7, 2019 attached hereto as **Exhibit B** (the "**Invoice**") setting forth the work completed at the Property; and

WHEREAS, the Agency desires to authorize the Contract with the Contractor for performance of the emergency services set forth in the Invoice; and

WHEREAS, the Contractor shall complete the emergency services authorized herein for an amount not to exceed \$63,700.00 and for a term that shall expire upon completion of all the authorized tasks set forth in the Invoice; 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 the Contractor in an amount not to exceed \$63,700.00 and for a term that shall expire upon completion of the work authorized herein. The Contractor is hereby authorized to perform the emergency services only at the Property.

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 the Contractor provides 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 the Contractor has complied with the specifications in all respects, and the requirements of the Contract met, then payment to the Contractor 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 February 19, 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

CERTIFICATION OF DIANA H. JEFFREY

I, Diana H. Jeffrey, of full age, hereby certify as follows:

1. I am the Executive Director of the Jersey City Redevelopment Agency (the "Agency").
2. A need for the performance of emergency services arose at the Agency-owned property identified as 405-407 Ocean Avenue (the "**Property**"), which is located within the Ocean/Bayview Redevelopment Area within the City of Jersey City (the "**City**").
3. On January 16, 2019, a burst pipe was discovered on the Property, which caused substantial water damage to the several floors of the building located at the Property.
4. Further examination of the Property revealed that the damage from the flooding required cleanup of debris, installation of air movers to dry the flooded area, demolition of flooded areas and replacement of damaged flooring and ceilings.
5. As Executive Director of the Agency, I inspected the Property, or caused the Property to be inspected, and determined the conditions on the Property must be addressed.
6. Performing the above-referenced work was necessary because the conditions posed a threat to public safety and welfare. The work was necessary to protect and promote the public health, safety and welfare.
7. 21 Contracting LLC submitted that certain invoice dated February 7, 2019, attached hereto as **Exhibit A**, listing the tasks necessary to address the emergency conditions.
8. Because of the reasons stated above, which are incorporated herein, I have declared an emergency existed at the Property and I formally authorize and ratify 21 Contracting LLC's performance of the emergency work at the Property.
9. The total funds requested for this purpose are \$63,700.00.
10. I certify that the foregoing statements are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to legal action to the fullest extent of the law.

Dated: 2/15/19



Diana H. Jeffrey
Executive Director, Jersey City Redevelopment Agency

EXHIBIT A
INVOICE OF 21 CONTRACTING LLC DATED FEBRUARY 7, 2019

2/7/2019

Invoice: 405 Ocean Ave

To
J.D.R.A.
58 York St
Jersey City, NJ 07302

Ship To
phil@jcity.org

Instructions
651-256-2265

Quantity	Description	Unit Price	Total
1	Complete trash out exterior & interior / Emergency flood		
2	Permits / interior Demolition		
3	Demolition: Haul and load all debris		
4	DEP certified removal.		
5	Basement: Add new sump Pump & exterior drainage install new		
6	Storefront: Electrical disconnect		
7	Store: Install air movers for 3 days (1 st fl)		
8	Store: Remove all wood flooring and finished flooring, ceilings and 3ft to floor walls		
9	Reinforce all floor joist where needed		
10	Install 2 layers ¾ plywood		
11	2 nd & 3 rd fl apartments: remove 3ft to floor walls complete, baseboards, cabinets, tubs, toilets, tiles, doors, stoves, fridge, sinks complete box		
Subtotal			\$63,700.00

21 CONTRACTING

Tel 866-611-3708
Fax 866-611-3708

56 Bergen Ave
Jersey City, NJ 07305

13VH08519200
Call21pros@gmail.com



EXHIBIT B
INVOICE

2/7/2019

Invoice: 405 Ocean Ave

To
J.C.R.A.
66 York St
Jersey City, NJ 07302

Ship To
phil@jcra.org

Instructions
651-266-2265

Quantity	Description	Unit Price	Total
1	Complete trash out exterior & interior / Emergency flood		
2	Permits / interior Demolition		
3	Demolition: Haul and load all debris		
4	DEP certified removal.		
5	Basement: Add new sump Pump & exterior drainage install new		
6	Storefront: Electrical disconnect		
7	Store: Install air movers for 3 days (1 st fl)		
8	Store: Remove all wood flooring and finished flooring, ceilings and 3ft to floor walls		
9	Reinforce all floor joist where needed		
10	Install 2 layers 3/4 plywood		
11	2 nd & 3 rd fl apartments: remove 3ft to floor walls complete, baseboards, cabinets, tubs, toilets, tiles, doors, stoves, fridge, sinks complete box		
Subtotal			\$63,700.00

21 CONTRACTING

Tel 866-611-3708
Fax 866-611-3708

56 Bergen Ave
Jersey City, NJ 07305

13VH08519200
Call21pros@gmail.com



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 25 CLINTON AVENUE, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 21-25 CLINTON AVENUE (BLOCK 18801, LOT 5) WITHIN THE SCATTER SITE 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 Scatter Site Redevelopment Area (the “Redevelopment Area”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Scatter Site Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “Redevelopment Plan”); and

WHEREAS, certain property identified on the City’s tax maps as Block 18801, Lot 5, also known as 21-25 Clinton Avenue (the “Property”) is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, on August 21, 2018, the Agency adopted Resolution No. 18-08-17 conditionally designating 25 Clinton Avenue, LLC (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 such designation is set to expire on February 28, 2019; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until April 30, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for up to thirty (30) more 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 April 30, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for up to thirty (30) more 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 February 19, 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
THE AWARD OF SPECIAL LEGAL SERVICE CONTRACT 19-02-
DJ11 WITH APRUZZESE, McDERMOTT, MASTRO & MURPHY,
P.C.**

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 Counsel to assist it in complying with the requirements of the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Agency is desirous of entering into Professional Services Agreement with Apruzzese, McDermott, Mastro & Murphy, P.C. of Warren, NJ (Contract No. 19-02-DJ11) 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; 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

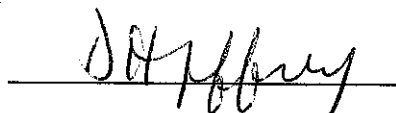
WHEREAS, the said services are of a professional nature as to come within the purview of N.J.S.A. 40A:11-5(1)(a)(i) as being a contract for rendition of professional services that do not require competitive bidding.

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 services will be billed at \$175.00 per hour not to exceed the amount of \$50,000.

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 it meeting of February 19, 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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING ANY TWO (2) OF THE AGENCY'S FOUR
(4) SIGNATORIES FOR CHECKS UP TO AND
INCLUDING \$10,000**

WHEREAS, the Jersey City Redevelopment Agency makes various bank related transactions requiring four officers of the Agency to have signatory responsibility on behalf of the Agency.

WHEREAS, it is sometimes necessary to produce checks prior to or just after the monthly Board meeting; and

WHEREAS, it would be more reasonable for the Agency to be able to pay invoices up to the amount of \$10,000 with two (2) rather than three (3) signatures; and

WHEREAS, the two (2) signatories would be any two of the following:

Daniel Rivera, Chairman
Evelyn Farmer, Vice Chairman
Diana Jeffrey, Executive Director
Christopher Fiore, Assistant Executive Director

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it hereby authorizes any two (2) of the preceding officers of the Agency to sign any invoices, check, notes, etc. up to and including \$10,000.00

BE IT FURTHER RESOLVED, that checks \$10,000 and above will still require three
(3) signatures of any the Agency's offices with signatory capabilities


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 February 19, 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	✓			
Denise Ridley	✓			
Darwin R. Ona	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING AN AMENDMENT TO PROFESSIONAL
SERVICES AGREEMENT No. 19-01-DJ4 WITH ARCHER &
GREINER, P.C. FOR SPECIAL LEGAL COUNSEL
SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-
WIDE**

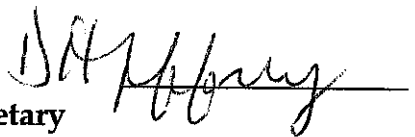
WHEREAS, the Jersey City Redevelopment Agency requires the service of a Law Firm as Special Counsel, pursuant to certain requirements of N.J.S.A. 40A:12a-1 et. seq.; and

WHEREAS, at its meeting dated January 15, 2019, the Board of Commissioners of the Jersey City Redevelopment Agency authorized the Agency to enter into Agreement No. 19-01-DJ4 with the Law Firm of Archer & Greiner, P.C., within the purview of N.J.S.A. 40A:11-5(1)(a)(i); and

WHEREAS, the parties are desirous of amending Agreement No. 19-01-DJ4, in the amount of \$100,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to the Agency to enter into an amendment of Professional Services Agreement No. 19-01-DJ4 with the law firm of Archer & Greiner, P.C..

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


 Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 19, 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 AN AMENDMENT TO PROFESSIONAL
SERVICES AGREEMENT NO. 19-01-DJ9 WITH
McMANIMON, SCOTLAND & BAUMANN, LLC FOR
SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS
REDEVELOPMENT AREAS CITY-WIDE**

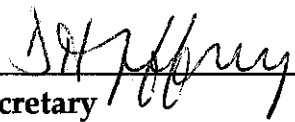
WHEREAS, the Jersey City Redevelopment Agency requires the service of a Law Firm as Special Counsel, pursuant to certain requirements of N.J.S.A. 40A:12a-1 et. seq.; and

WHEREAS, at its meeting dated January 15, 2019, the Board of Commissioners of the Jersey City Redevelopment Agency authorized the Agency to enter into Agreement No. 19-01-DJ9 with the Law Firm of McManimon, Scotland & Baumann, LLC, within the purview of N.J.S.A. 40A:11-5(1)(a)(i); and

WHEREAS, the parties are desirous of amending Agreement No. 18-01-DJ9, in the amount of \$500,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to the Agency to enter into an amendment of Professional Services Agreement No. 19-01-DJ9 with the law firm of McManimon, Scotland & Baumann, LLC.

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


Secretary

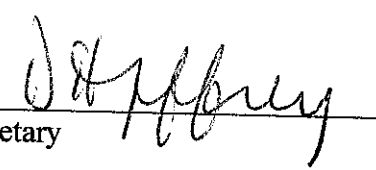
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their regular meeting on February 19, 2019

<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 ACCOUNTS/INVOICES PAYABLE LIST
AS OF FEBRUARY 19, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of February 19, 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 February 19, 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 February 19, 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	Discount Expires On	Net Amount Due
CASH								
CASH	2/19/2019	2/13/2019	Replenishment	Replenishment of Petty Cash	\$390.30	\$0.00		\$390.30
				Totals for CASH:	\$390.30	\$0.00		\$390.30
				GRAND TOTALS:	\$390.30	\$0.00		\$390.30

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (2/19/2019)
Include all Post Statuses
Include all Invoices
Include these Vendors: CASH
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

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
METLIFE	2/6/2019	2/6/2019	Def. Comp. 2/8/2019	Employee Def. Comp. 2/8/2019 Payroll	\$800.00	\$0.00		\$800.00
METLIFE	2/6/2019	2/6/2019	Def. Comp. 2/22/19	Employee Def. Comp. 2/22/2019 Payroll	\$800.00	\$0.00		\$800.00
METLIFE				Totals for METLIFE:	\$1,600.00	\$0.00		\$1,600.00
				GRAND TOTALS:	\$1,600.00	\$0.00		\$1,600.00

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
CITY OF JERSEY CITY								
CITY OF JERSEY CITY	2/4/2019	1/18/2019	P18-201 - 52 Aetna	Subdivision Application Fee - 52 Aetna	\$3,600.00	\$0.00		\$3,600.00
				Totals for CITY OF JERSEY CITY:	\$3,600.00	\$0.00		\$3,600.00
PRECISION REPORTING SERVICE								
PRECISION REPORTING SERVICE	2/4/2019	2/4/2019	52 Aetna	Subdivision Reports - 52 Aetna St.	\$250.00	\$0.00		\$250.00
				Totals for PRECISION REPORTING SERVICE:	\$250.00	\$0.00		\$250.00
				GRAND TOTALS:	\$3,850.00	\$0.00		\$3,850.00

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
PETROCCI AGENCY, LLC	2/1/2019	1/23/2019	1/23/19	Insurance Renewal Policy - 292 MLK 2/1/19-	\$1,720.00	\$0.00		\$1,720.00
PETROCCI AGENCY, LLC				Totals for PETROCCI AGENCY, LLC:	\$1,720.00	\$0.00		\$1,720.00
				GRAND TOTALS:	\$1,720.00	\$0.00		\$1,720.00

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
CASH	1/30/2019	1/30/2019	1/30/2019	Petty Cash Replenishment 1/30/2019	\$226.23	\$0.00		\$226.23
CASH				Totals for CASH:	\$226.23	\$0.00		\$226.23
				GRAND TOTALS:	\$226.23	\$0.00		\$226.23

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN JOHNSTON VIEW OWNER URBAN RENEWAL COMPANY LLC AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR PROPERTY LOCATED IN THE GRAND JERSEY REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency and Johnston View Owner Urban Renewal Company, LLC (hereinafter "Redeveloper") entered into a Redevelopment Agreement on January 23, 2018 which was subsequently amended by a First Amendment on November 16, 2018; and

WHEREAS, pursuant to the terms of the Redevelopment Agreement, Redeveloper would construct approximately 2,150 residential units, 50,000 square feet of retail space, approximately 860 parking spaces and all associated Improvements including but not limited to a public park; and

WHEREAS, Redeveloper has requested a Second Amendment to clarify the following:

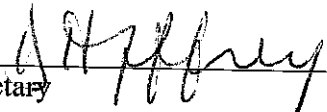
- a) acknowledge that Lot 66, currently owned by Redeveloper will be transferred in part to Aetna Monmouth Urban Renewal LLC an affiliate of the Redeveloper;
- b) amend Sections 2.06 and 2.15 of the Redevelopment Agreement to expressly reference the Remediation Agreement;
- c) Amend Section 3.04 and add a new section to clarify the credit against the Community Impact Payment (CIP) granting Redeveloper a dollar for dollar credit against the amount of the Final CIP should grant funds not cover the cost for remediation of the City Swap Parcel; and
- d) amend Section 1.02 to expressly require the Parties to negotiate in good faith the allocation of costs for the development of Crescent Park in accordance with the Redevelopment Plan; and

WHEREAS, Agency staff has determined after review and consideration that a Second Amendment to the Redevelopment Agency is necessary to formally incorporate the above into the Redevelopment Agreement; and

WHEREAS, all other terms of the Redevelopment Agreement, as amended shall remain the same.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitations are incorporated herein as if set forth at length; 2) authorization to execute a Second Amendment to the Redevelopment Agreement is hereby granted and approved for the purposes set forth above in such form and content as is acceptable to the Agency's Executive Director; and 3) all other terms of the Redevelopment Agreement remain the same.

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman, Executive Director and/or Secretary be and are hereby authorized to execute any and all documents required in connection with effectuating the purposes of this Resolution.


 Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 19, 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	✓			