

Reso No. 19-06-

A

Regular Meeting
June 18, 2019

A G E N D A

PRESENTATION

Liberty Harbor Redevelopment Area - Nuka Properties, LLC, to make a presentation to the Board for the construction of a processing plant for the purpose of growing and cultivating cannabis, at property located on Block 24304, Lot 6, in accordance with the permitted uses within the Liberty Harbor Redevelopment Plan.

L:\Hjordys\LIBERTY HARBOR REDEV. PLAN\Nuka Properties, LLC [Liberty Plant Sciences] fka 1 Edward Hart Dr\Nuka Properties, LLC-Liberty Plant Sciences-Presentation Blurb.wpd

Reso No. 19-06- 3

Regular Meeting
June 18, 2019

A G E N D A

PRESENTATION

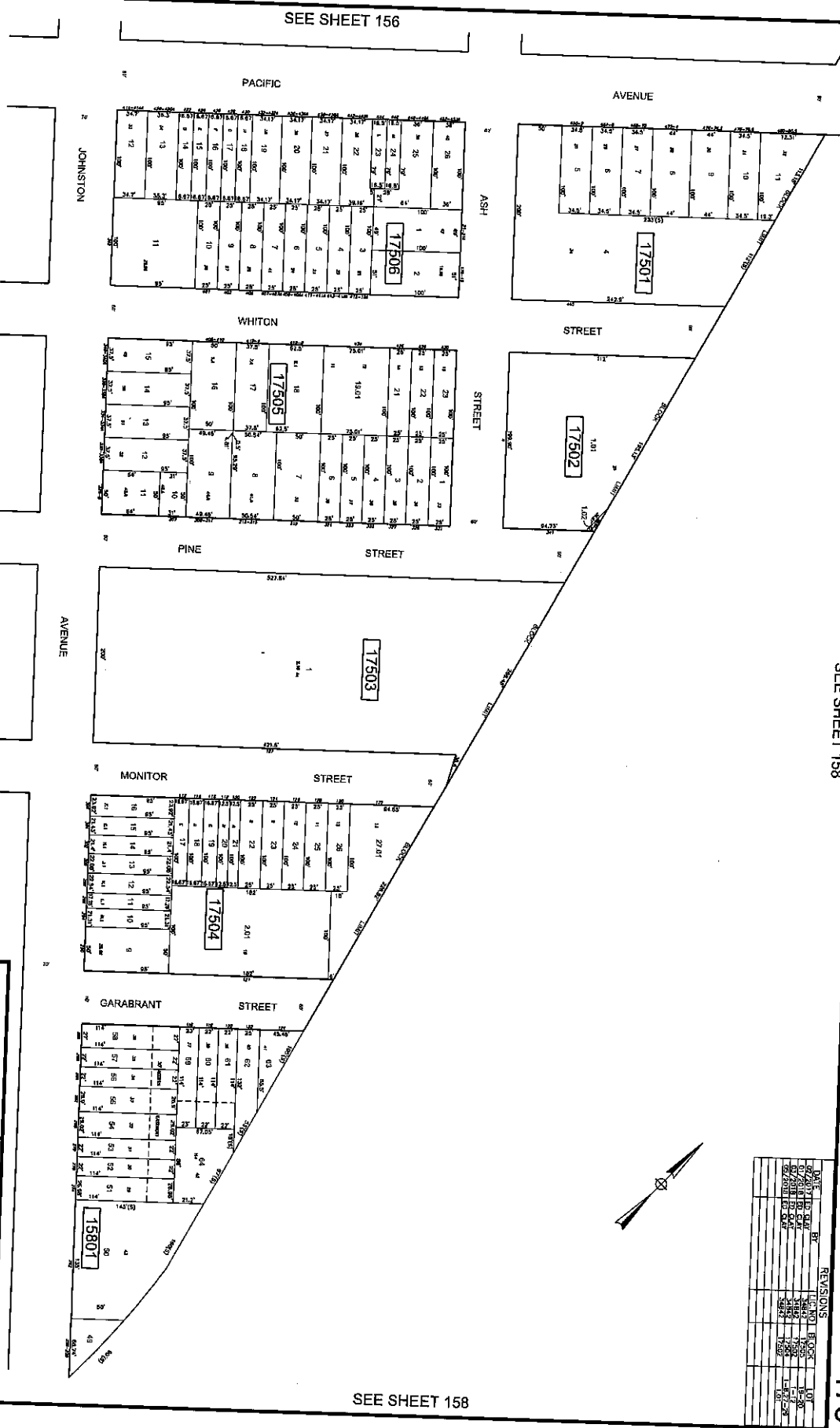
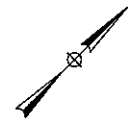
Morris Canal Redevelopment Area - Ramnarayana Properties, LLC, to make a presentation to the Board for the construction of a five (5) story mixed-use building with mezzanine penthouses to contain approximately twenty (20) market rate residential units, 1,862.5 square fee of retail/commercial space on the ground floor, and two (2) parking spaces at property located on Block 17505, Lots 10 and 11, more commonly known by the street addresses of 307 Pine Street and 326-328 Johnston Avenue, respectively, in accordance with the permitted uses within the Morris Canal Redevelopment Plan.

SEE SHEET 157

SEE SHEET 158

175

DATE		BY		REVISIONS	
07/20/10	10:00 AM	15601	15602	15603	15604
07/20/10	10:00 AM	15605	15606	15607	15608
07/20/10	10:00 AM	15609	15610	15611	15612
07/20/10	10:00 AM	15613	15614	15615	15616
07/20/10	10:00 AM	15617	15618	15619	15620
07/20/10	10:00 AM	15621	15622	15623	15624
07/20/10	10:00 AM	15625	15626	15627	15628
07/20/10	10:00 AM	15629	15630	15631	15632
07/20/10	10:00 AM	15633	15634	15635	15636
07/20/10	10:00 AM	15637	15638	15639	15640
07/20/10	10:00 AM	15641	15642	15643	15644
07/20/10	10:00 AM	15645	15646	15647	15648
07/20/10	10:00 AM	15649	15650	15651	15652
07/20/10	10:00 AM	15653	15654	15655	15656
07/20/10	10:00 AM	15657	15658	15659	15660
07/20/10	10:00 AM	15661	15662	15663	15664
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07/20/10	10:00 AM	15669	15670	15671	15672
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07/20/10	10:00 AM	15677	15678	15679	15680
07/20/10	10:00 AM	15681	15682	15683	15684
07/20/10	10:00 AM	15685	15686	15687	15688
07/20/10	10:00 AM	15689	15690	15691	15692
07/20/10	10:00 AM	15693	15694	15695	15696
07/20/10	10:00 AM	15697	15698	15699	15700



SEE SHEET 190

SEE SHEET 158

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DI DONATO, CTA AND
ASSIGNED SERIAL NUMBER 859

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: AS SHOWN
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDAL ROAD, LITTLETON TOWNSHIP
NEW JERSEY 07748

175

Reso No. 19-06-

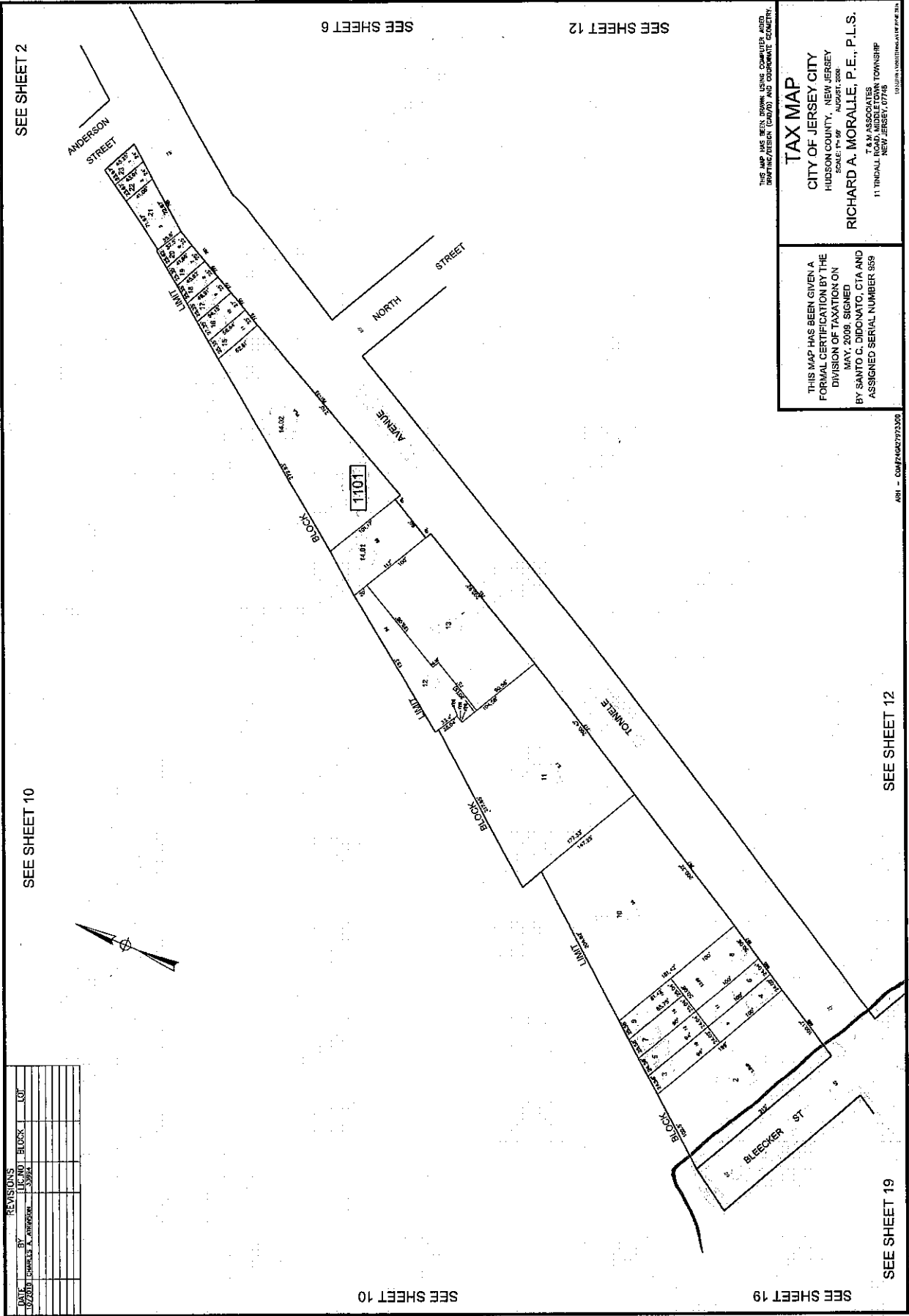
C

Regular Meeting
June 18, 2019

A G E N D A

PRESENTATION

Tonnele Avenue Light Industrial Redevelopment Area - Daylight Transport, LLC, to make a presentation to the Board for the construction of a warehouse distribution center with 100-door cross-dock truck terminal. The building footprint will be approximately 50,845 square feet, which will include approximately 9,900 square feet of office space and the remainder of the site will be used for parking, at property located on Block 1901, Lots 1 through 19, in accordance with the permitted uses within the Tonnele Avenue Light Industrial Redevelopment Plan.



REVISIONS			
DATE	BY	LC NO	LOT
03/20/01	JOSEPH A. ANDERSON	33924	

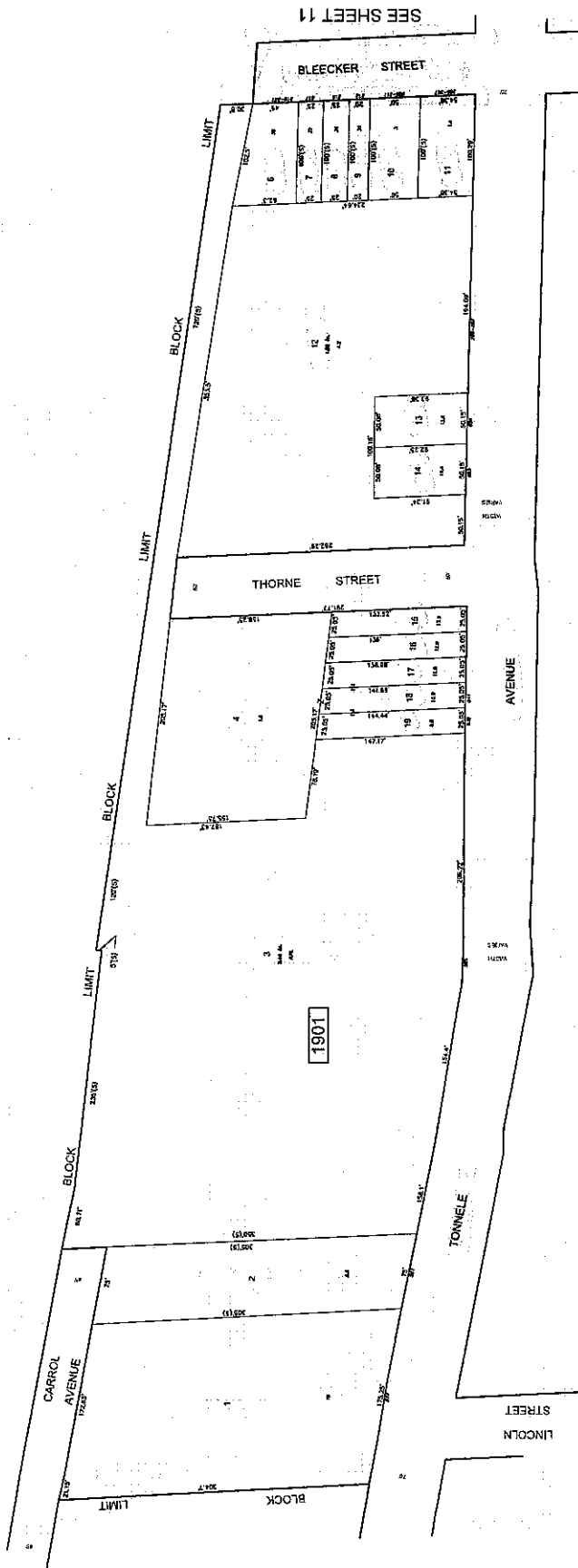
THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DICOMATO CTA AND
ASSIGNED SERIAL NUMBER 889

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=50'
AUGUST, 2009
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

ASH - COM740272300

SEE SHEET 10



SEE SHEET 32

SEE SHEET 33

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DATA ENCODING (CADD) AND COORDINATE SURVEYING.

APR - COMPACT 793300

TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
T.M. ASSOCIATES
11 TINDALL STREET, 3RD FLOOR
NEW JERSEY 07102

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 859

DATE	BY	REVISIONS	LOT
12/20/07	CORRIGAN & ASSOCIATES	1. INITIAL BLOCK	101

SEE SHEET 33

SEE SHEET 25

SEE SHEET 20

**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 June 18, 2019.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED MAY 21, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Special Meeting dated May 21, 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 June 18, 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 MAY 21, 2019**


WHEREAS, the Board of Commissioners approved going into closed session at their meeting of **May 21, 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 Special Meeting of May 21, 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 June 18, 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 QUALIFYING
VARIOUS FIRMS FOR APPRAISAL SERVICES IN ALL
PROJECT AREAS**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") is a public body and instrumentality of the City of Jersey City (the "**City**") operating in accordance with 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 furtherance of the goals and objectives of Redevelopment Law, the Agency from time to time requires the services of firms to provide appraisals of certain projects throughout the City (the "**Appraisal Services**"); and

WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.* (the "**Pay-to-Play Law**"), the Agency issued a Request For Qualifications ("**RFQ**") for the Appraisal Services; and

WHEREAS, the Agency received a total of four (4) qualification statements in response to the RFQ, all of which were reviewed, evaluated and approved by Agency staff; and

WHEREAS, the Agency desires to approve a qualified pool of professional appraisers, to include the following firms:

1. **Wade Appraisal, LLC**, 460 Main Street, Metuchen, New Jersey 08840
2. **Integra Realty Resources-Northern New Jersey, LLC**, 301 South Livingston Avenue, Livingston, New Jersey 07039
3. **New Jersey Realty Advisory Group, LLC**, 178 Main Street, Woodbridge, New Jersey 07095
4. **Cooney Bovasso Realty Advisors, Inc.**, 71 Union Avenue, Suite 205, Rutherford, New Jersey 07070; and

WHEREAS, funds are or will be available for that purpose; and

WHEREAS, the qualification term will be one (1) year, with fees for the Appraisal Services varying from project to project as more particularly defined in the RFQ,

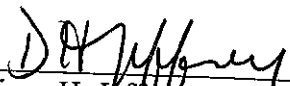
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The above-listed firms are hereby approved for one (1) year from the date hereof on an as-needed basis for professional appraisal matters, subject to subsequent authorization by the Board of Commissioners, if and as needed, to enter into professional services agreement(s) with the Agency to provide Appraisal Services as identified in the RFQ.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any agreements and to take any and all actions 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 of June 18, 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 EXECUTION OF A CONTRACT WITH IN-LINE HEATING & AIR CONDITIONING FOR PROPERTIES OWNED BY THE AGENCY IN ALL PROJECT AREAS

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") is a public body and instrumentality of the City of Jersey City (the "**City**") operating in accordance with 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 furtherance of the goals and objectives of Redevelopment Law, the Agency requires from time to time the services of a Heating, Ventilation and Air Conditioning (HVAC) company to maintain systems in the buildings located on properties owned by the Agency in various redevelopment areas throughout the City; and

WHEREAS, *N.J.S.A. 40A:11-11(5)* authorizes contracting units, including the Agency, to award contracts in accordance with bids advertised and received within a cooperative pricing system; and

WHEREAS, by Resolution No. 16-06-37, adopted June 21, 2016, the Agency joined the Middlesex Regional Educational Service Commission ("**MRESC**") Cooperative purchasing system, #65MCESCCPS, a state-approved and accepted cooperative purchasing system authorized under *N.J.S.A. 40A:11-11(5)*; and

WHEREAS, the Agency received a quote from In-Line Heating & Air Conditioning ("**In-Line**") to maintain the HVAC systems on Agency-owned properties, attached hereto as **Exhibit A** (the "**Proposal**"); and

WHEREAS, having reviewed the Proposal, the Agency has determined that In-Line possesses the requisite expertise and skilled personnel required to perform the HVAC maintenance and that, in consideration of all factors, awarding a contract to In-Line in accordance with the Proposal will be cost-efficient and appropriate; and

WHEREAS, the Agency desires to authorize execution of a contract with In-Line for a term expiring on March 17, 2020, which term may be extended as permitted by the MRESC Cooperative and applicable law, for a contract amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000.00) in accordance with the rates for Hudson County set forth in the rate sheet attached hereto as **Exhibit B**; and

WHEREAS, notice of the intent to award the contract pursuant to the MRESC Cooperative shall be published in a newspaper of general circulation in accordance with applicable law,

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

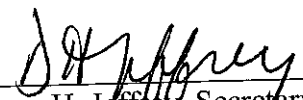
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes the award of a contract for HVAC maintenance services to In-Line, payable at the rates for Hudson County set forth in Exhibit B, for a not to exceed amount of One Hundred Fifty Thousand Dollars (\$150,000.00) and for a term to expire on March 17, 2020, which term may be extended as permitted by the MRESC Cooperative and applicable law.

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

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 of June 18, 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	✓			



Heating & Air Conditioning Company

85 East 21st Street

Bayonne, N.J. 07002

(201) 339-8122 service@inlinenj.com

Master HVAC License #'s 19HC00505500 / 19HC00505600

HVAC PROPOSAL

Proposal #: 0000051868

Proposal Date: 6/14/2019

Tech / IL Rep: Matt Dorans

Client Location:

JC Redevelopment Agency

66 York Street

Jersey City NJ 07302

JC Redevelopment Agency

66 York Street

2nd Floor

Jersey City NJ 07302-3821

Qty	Price	Amt
1.00	150,000.00	150,000.00

Proposal for Annual HVAC Services for all J.C.R.A. Owned Properties

Description of Work:

In-Line Air Conditioning Co. Inc. agrees to provide qualified professional service technicians to perform heating and air conditioning start up services, emergency service, and routine maintenance as needed for all JCRA owned properties.

Emergency Service & Response:

In-Line agrees to provide emergency response to all service requests within two hours of receipt of request from client. All emergency service work shall be invoiced in addition to this proposal at current ESCNJ bid rates.

The following is a summary of services provided under this proposal agreement, as well as other services not listed that may be required and as requested by the client:

- > General planned maintenance services, as needed
- > Heating equipment start up services
- > Boiler cleaning and efficiency tests
- > Air conditioning start up services
- > Emergency HVAC service
- > HVAC equipment replacement
- > HVAC water treatment
- > HVAC controls



NJ State Approved Co-Op #651MCECCPS

HVAC Bid # MRESC 15/16-58 EXTENSION

Bid Term 3/18/16 - 3/17/20

Coop@escnj.k12.nj.us

www.escnj.k12.nj.us

Quote Total Amount..... \$150,000.00

All work has been quoted in accordance with ESCNJ Bid # MRESC 15/16-58 Bid Term 3/18/2016 - 3/17/2020 EXTENTION.
Please provide a copy of an authorized purchase order and sign below to authorize this work. All quotes valid for 30 days.

Signature: _____ PO#: _____

ALL ORDERS REQUIRED AUTHORIZED PO NUMBER TO PROCEED WITH WORK THANK YOU

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A SITE ACCESS AGREEMENT WITH HOLA, LLC
WITH RESPECT TO CERTAIN PROPERTY COMMONLY KNOWN AS
550 JOHNSTON AVENUE WITHIN THE BEACON REDEVELOPMENT
AREA**

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

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

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is the owner of certain real property designated as Block 15401, Lot 1 on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 550 Johnston Avenue (the “**Property**”); and

WHEREAS, HOLA, LLC (“**HOLA**”) is the responsible party conducting environmental remedial investigations and/or remedial actions (“**RI/RA**”) at certain real property immediately adjacent to the Property; and

WHEREAS, the HOLA RI/RA has identified the presence of certain soil contamination on the Property; and

WHEREAS, as part of its continuing obligations, HOLA is required to access the Property to conduct certain RI/RA on the Property; and

WHEREAS, HOLA and the Agency were parties to that certain Access Agreement dated January 8, 2019, which has since expired; and

WHEREAS, the Agency wishes to enter into a new site access agreement (the “**Access Agreement**”) with HOLA in order to provide HOLA and its designated consultant access to the Property for the purpose of conducting certain RI/RA,

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

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

Section 2. The Executive Director of the Agency is hereby authorized and directed to negotiate and execute the Access Agreement with HOLA 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 Access 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 Access Agreement and this Resolution.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on June 18, 2019.


 DIANA H. JEFFEREY, 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	✓			

[illegible]

AMITY
STREET

FAIRMOUNT

CORNELISON

JOHNSTON

BISHOP

15403

AVENUE

STATE

SEE SHEET 153

SEE SHEET 171

SEE SHEET 172

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A LICENSE AND ACCESS AGREEMENT BETWEEN
JERSEY CITY REDEVELOPMENT AGENCY AND PPG INDUSTRIES,
INC. FOR PROPERTY LOCATED AT 824 GARFIELD AVENUE, BLOCK
21510, LOT 2 A/K/A CHROMIUM SITE 132 WITHIN THE CANAL
CROSSING REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") is the owner of certain property located within the Canal Crossing Redevelopment Area identified as 824 Garfield Avenue, Jersey City, New Jersey, Block 21510, Lot 2, on the official tax maps of the City of Jersey City, a/k/a, Chromium Site 132 (the "**Premises**"); and

WHEREAS, PPG Industries Inc. ("**PPG**") is a private corporation that is the responsible party for the environmental remediation and monitoring of certain properties located in the City of Jersey City, New Jersey (the "**City**"); and

WHEREAS, PPG is planning to conduct certain remediation to be implemented within Carteret Avenue to create a clean corridor for utility workers in coordination with the City and the Jersey City Municipal Utilities Authority ("**JCMUA**"); and

WHEREAS, as part of its remediation of Carteret Avenue, PPG is desirous of utilizing certain property adjacent to Carteret Avenue for the stockpiling of non-chromium, non-hazardous, historic fill material to be re-used beneath the clean corridor excavation; and

WHEREAS, the Agency is amenable to allowing PPG to utilize the Premises for such stockpiling, provided that, PPG provides an acceptable schedule to the Agency prior to execution of the Agreement; and

WHEREAS, the Agency desires to authorize a License and Access Agreement, in substantially the form attached hereto (the "**Agreement**"), to authorize PPG access to the Premises for a term not to exceed one year.

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

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

Section 2. The Agency hereby authorizes a License and Access Agreement in substantially the form attached hereto, subject to any changes recommended by counsel.

Section 3. The Agreement shall be for a term not to exceed one year,

beginning as of the date of execution of the Agreement, subject to the discretion of the Executive Director of the Agency.

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

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

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on June 18, 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	REASON	LOT
07/20/03	CHARLES A. JORDAN	1500	1-0
07/20/03	ED CLAY	2442	4
07/20/03	ED CLAY	2442	4

SEE SHEET 199 SEE SHEET 202 SEE SHEET 203

SEE SHEET 158

SEE SHEET 216

SEE SHEET 214

SEE SHEET 198

SEE SHEET 227

SEE SHEET 233

SEE SHEET 233

SEE SHEET 243

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

ARH - COM2-002797-1300

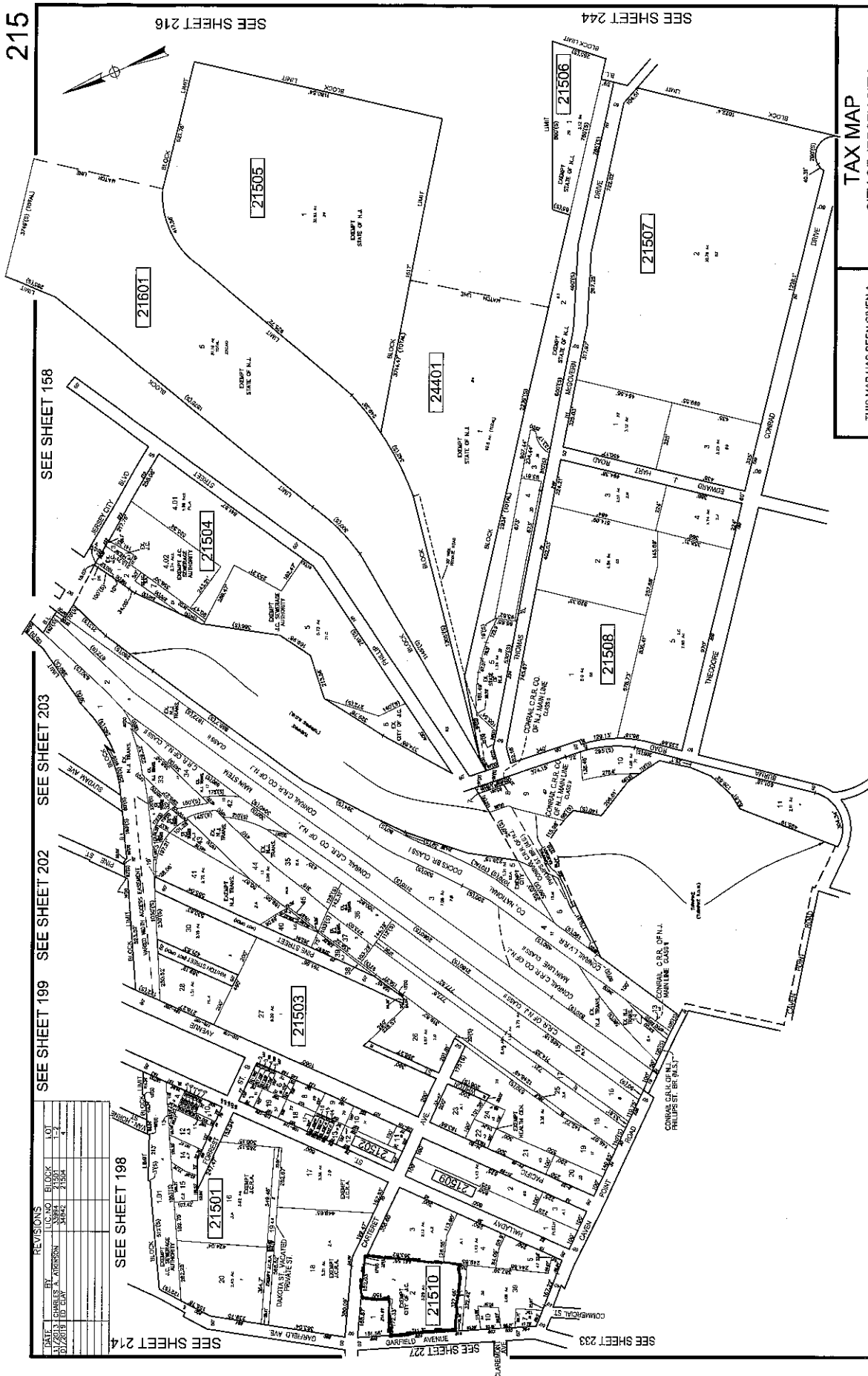
DATE: 08/01/2008

TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07068

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
TERMINATING M&M REALTY PARTNERS, LLC AS
REDEVELOPER OF PROPERTY LOCATED WITHIN THE
HACKENSACK RIVER EDGE REDEVELOPMENT AREA**

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

WHEREAS, on December 19, 2017, by Resolution No. 17-12-7, the Agency designated M&M Realty Partners, LLC (“**M&M**”) as redeveloper of that certain property within the Redevelopment Area identified as Block 11702, Lots 4 and 5 and Block 11706, Lots 1 and 2 on the official tax maps of the City (collectively, the “**Property**”), which designation was subsequently extended by the Agency to allow the parties time to negotiate a redevelopment agreement with respect to the Property; and

WHEREAS, the Agency and M&M entered into that certain Escrow Agreement dated September 20, 2018 (the “**Escrow Agreement**”) pursuant to which M&M agreed to defray the Agency’s costs and expenses in connection with the redevelopment of the Property; and

WHEREAS, as M&M is no longer pursuing redevelopment of the Property, the Agency desires to terminate M&M’s designation as redeveloper of the Property and the Escrow Agreement; and

WHEREAS, the “Pre-Development Activities” and “Reimbursable Activities” (as defined in the Escrow Agreement) shall be deemed terminated on July 18, 2019; and

WHEREAS, in accordance with Section 6 of the Escrow Agreement, the Agency shall obtain from its professionals all final bills for services provided up to and including July 18, 2019 and shall pay all such outstanding costs; and

WHEREAS, after satisfaction of such final bills, and within sixty (60) days from the date hereof, the Agency shall return to M&M any remaining funds held pursuant to the Escrow Agreement, if any; and

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

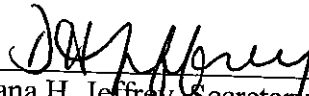
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The designation of M&M as redeveloper of the Property is hereby terminated.

Section 3. Upon satisfaction of all final bills in accordance with the requirements of the Escrow Agreement and this Resolution, the Escrow Agreement shall terminate, and neither the Agency nor M&M shall be further obligated under the Escrow Agreement. In accordance with the procedures set forth in the Escrow Agreement and this Resolution, the Agency is hereby authorized to return to M&M any remaining funds held pursuant to the Escrow Agreement, less all reimbursable costs and expenses incurred by the Agency up to and including July 18, 2019.

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

Section 5. This Resolution shall take effect immediately.

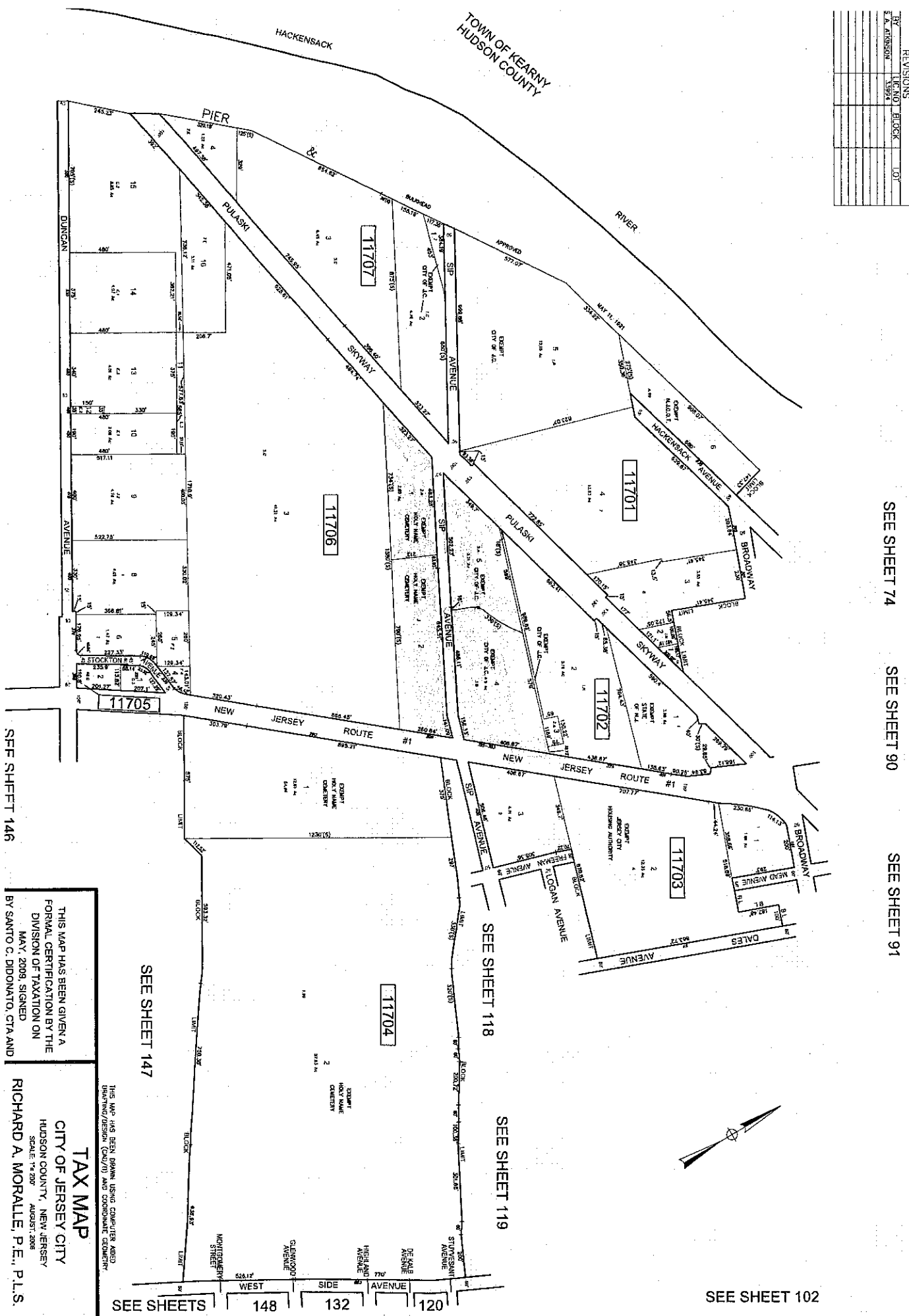

Diana H. Jeffrey, Secretary

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 of June 18, 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	✓			

REVISIONS	BY	DATE	BLOCK	LOT
1	W. A. MORALLE	10/1/03		
2	W. A. MORALLE	10/1/03		
3	W. A. MORALLE	10/1/03		
4	W. A. MORALLE	10/1/03		
5	W. A. MORALLE	10/1/03		
6	W. A. MORALLE	10/1/03		
7	W. A. MORALLE	10/1/03		
8	W. A. MORALLE	10/1/03		
9	W. A. MORALLE	10/1/03		
10	W. A. MORALLE	10/1/03		

SEE SHEET 74 SEE SHEET 90 SEE SHEET 91



THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTR. AND

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

SEE SHEETS 148 132 120

SEE SHEET 102

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF JERSEY PARK INFRASTRUCTURE, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 255-259 COLES STREET AND 614 MONMOUTH STREET, OTHERWISE COMMONLY KNOWN AS THE "STATCO BUILDING", THE COLES STREET PARK AND CERTAIN OTHER PUBLIC IMPROVEMENTS WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA

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

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

WHEREAS, at said meeting, Jersey Park Infrastructure, LLC was also designated Redeveloper for property at 225-259 Coles Street and 614 Monmouth Street, in Block 6903, Lots 2 and 3 a/k/a the Statco building, which in addition to new residential, retail and parking, will include the construction of a new public safety/use facility (the "**Public Use Facility**"); and

WHEREAS, in accordance with the Jersey Avenue Park Redevelopment Plan, as amended and supplemented (the "**Plan**"), and in accordance with approvals from the City of Jersey City Planning Board (the "**Planning Board Approvals**"), the Redeveloper is required to construct certain community benefits as part of Phase 1 of the development, including the construction of Coles Street Park (the "**Park**"), the Public Use Facility and certain other public improvements including roadways and water and sewer infrastructure (the "**Phase 1 Public Improvements**"), and together with the Park, Public Use Facility and any other community benefits required per the Plan and or the Planning Board Approvals, the "**Phase 1 Community Benefits**"; and

WHEREAS, the initial designation of the Redeveloper has been previously extended, and is now set to expire on June 30, 2019; and

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

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

WHEREAS, staff deems it appropriate to extend the designation until October 31, 2019 which expiration date 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.

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 for the Phase 1 Community Benefits to the Redeveloper is hereby extended until October 31, 2019, which expiration date 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 June 18, 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 THE TRANSFER OF THE PROJECT FROM 1 EDWARD HART ROAD, LLC TO NUKA PROPERTIES, LLC SUBJECT TO THE PAYOFF OF A PROMISSORY NOTE AND MORTGAGE HELD BY THE AGENCY, AND DESIGNATING NUKA PROPERTIES, LLC AS THE REDEVELOPER, SUBJECT TO THE EXECUTION A REDEVELOPMENT AGREEMENT, OF BLOCK 24304, LOT 6 WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

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

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

WHEREAS, in accordance with the criteria set forth in the LRHL, the City established an area in need of redevelopment designated as the Liberty Harbor Redevelopment Area ("Redevelopment Area") and adopted a redevelopment plan entitled the Liberty Harbor Redevelopment Plan ("Redevelopment Plan"); and

WHEREAS, on or about October 20, 2015, 1 Edward Hart Road, LLC ("Redeveloper") entered into a Redevelopment Agreement with the JCRA to develop a recreational bowling facility on Block 24304, Lot 6 ("the Property") within the Redevelopment Area along with the JCRA providing the Redeveloper with a \$250,000 promissory note secured through a mortgage on the property; and

WHEREAS, the Redeveloper has been unable to perform under its Redevelopment Agreement and is currently under contract with Nuka Properties, LLC ("Transferee Redeveloper") to purchase the Property and lease to Liberty Plant Sciences, LLC, an affiliate of Nuka Properties, LLC, for the purpose of developing a facility to grow, cultivate, manufacture, process and dispense cannabis under a state license currently being sought for medicinal uses; and

WHEREAS, pursuant to correspondence from counsel, the Redeveloper is seeking the JCRA's consent to relinquish and transfer its redevelopment rights in the Property pursuant to its Redevelopment Agreement to Nuka Properties, LLC; and


WHEREAS, the Property is located in an industrial district under the Redevelopment Plan in which it appears that Nuka Properties, LLC's intended uses for the cultivation, manufacturing, processing and dispensing of medical marijuana should be permissible; and

WHEREAS, Nuka Properties, LLC's designation as the redeveloper of the Property will enable it to close on its purchase of the Property, which will result in full payment of the JCRA's outstanding promissory note along with any interest; and

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

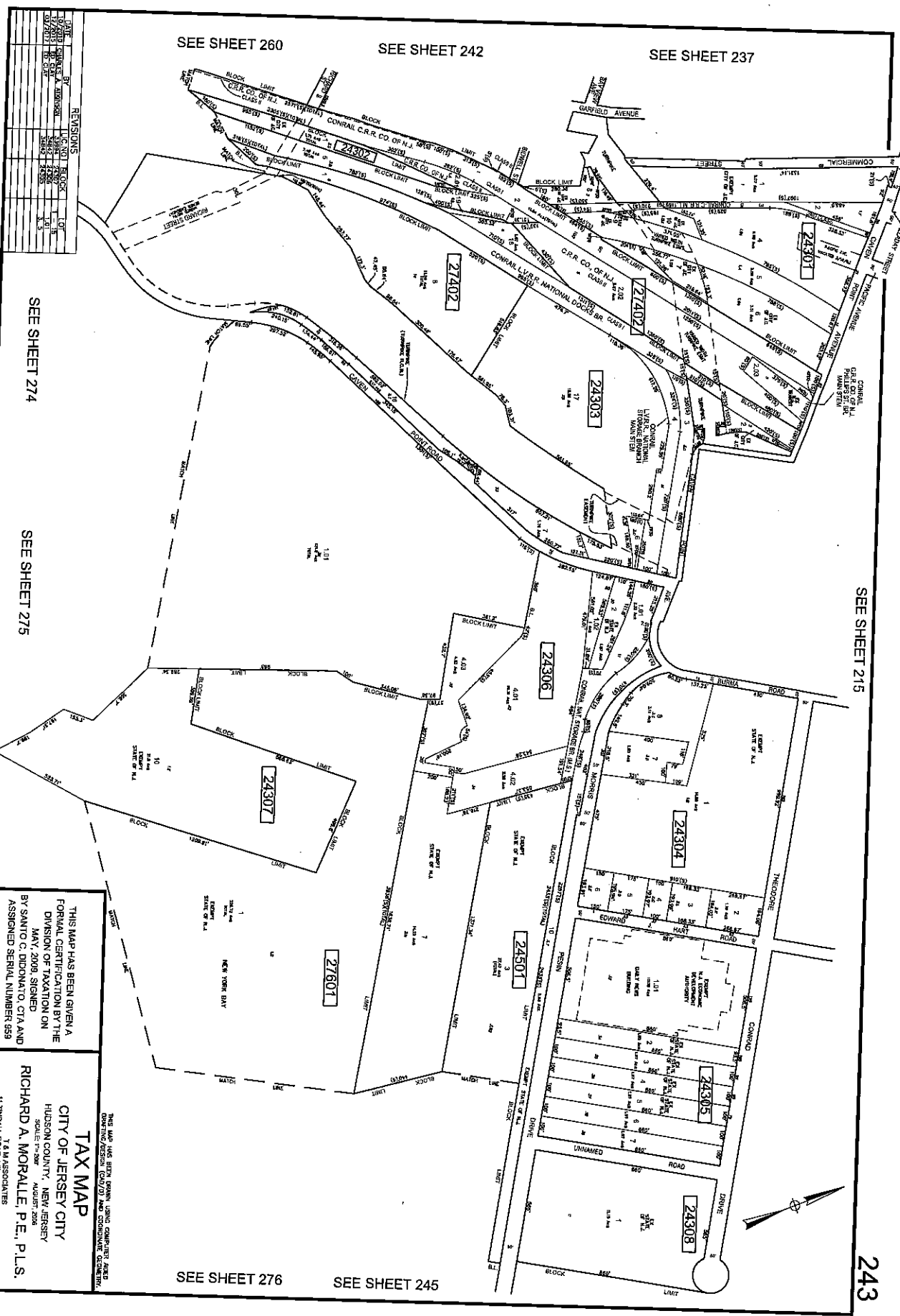
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency:

1. The above recitals are incorporated by reference as if fully set forth herein.
2. Conditioned upon closing of title to the Property and full payment of the JCRA's promissory note, the JCRA hereby consents to the transfer of the Project from 1 Edward Hart Road, LLC to Nuka Properties, LLC pursuant to Article VII of the Redevelopment Agreement.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute any and all necessary instruments to effectuate the purposes of this Resolution subject only to review and approval of JCRA counsel, including specifically:
 - a. Consent to relinquish and transfer redevelopment rights; and
 - b. Discharge the JCRA's promissory note upon its satisfaction.
4. The Executive Director is hereby authorized and directed to negotiate a Redevelopment Agreement with Nuka Properties, LLC to be entered within ninety (90) days of the adoption of this Resolution subject to final adoption by the Commissioners.
5. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
6. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
7. 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 of June 18, 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	✓			



REVISIONS	DATE	BY	DESCRIPTION
1	10/1/03	AM	ADDITIONAL LOTS
2	10/1/03	AM	ADDITIONAL LOTS
3	10/1/03	AM	ADDITIONAL LOTS
4	10/1/03	AM	ADDITIONAL LOTS
5	10/1/03	AM	ADDITIONAL LOTS
6	10/1/03	AM	ADDITIONAL LOTS
7	10/1/03	AM	ADDITIONAL LOTS
8	10/1/03	AM	ADDITIONAL LOTS
9	10/1/03	AM	ADDITIONAL LOTS
10	10/1/03	AM	ADDITIONAL LOTS

SEE SHEET 274

SEE SHEET 275

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 559

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=200' AUGUST 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TIMMILL ROAD, MIDDLETON TOWNSHIP
NEW JERSEY, 07748

SEE SHEET 276

SEE SHEET 245

SEE SHEET 215

243

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF PARK AVENUE LANDING, LLC AS
REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY
HARBOR NORTH REDEVELOPMENT AREA**

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

WHEREAS, the City has designated that certain area known as the Liberty Harbor North Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the City has enacted the Liberty Harbor North 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, on January 15, 2013, the Agency designated Park Avenue Landing, LLC (the Neu Family) as Redeveloper for the construction of a mixed use project to contain approximately 1,000 market rate residential units, approximately 38,000 to 45,000 square feet of retail space, and approximately 30,000 square feet of community amenity space (the "**Project**") upon that certain property identified as Parcel 17 within the Redevelopment Area, which parcel is approximately two acres in size (the "**Property**"); and

WHEREAS, said designation was subsequently extended; and

WHEREAS, the parties continue to negotiate a redevelopment agreement, and to resolve certain title matters impacting the Property; and

WHEREAS, Agency staff recommends that the Agency extend the designation until December 31, 2019, with an additional sixty (60) day extension at the sole discretion of the Agency's Executive Director,

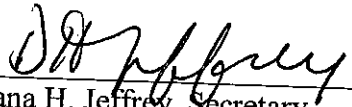
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The designation as Redeveloper previously granted to Park Avenue Landing, LLC is hereby extended until December 31, 2019, which expiration date may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of sixty (60) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The 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.

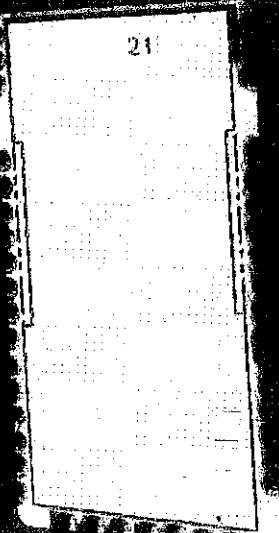
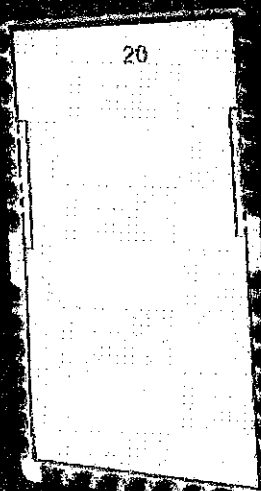
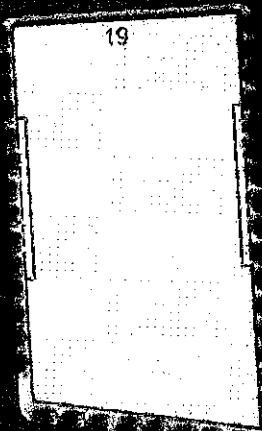
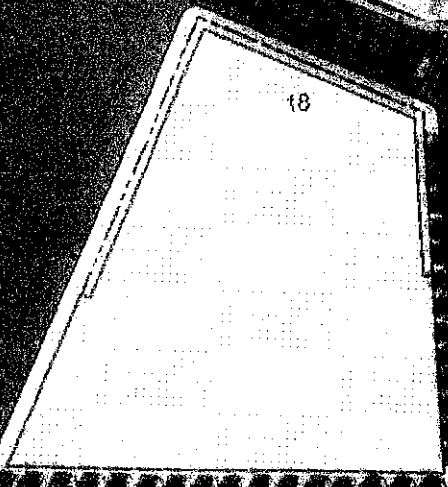
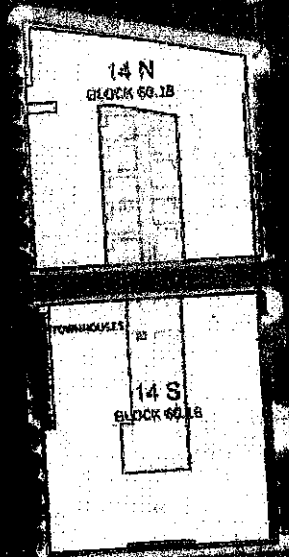
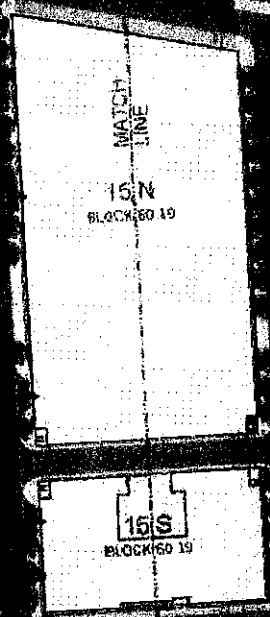
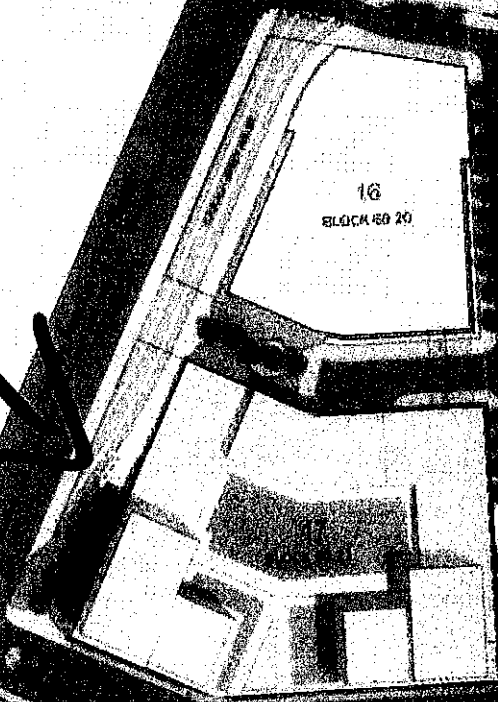
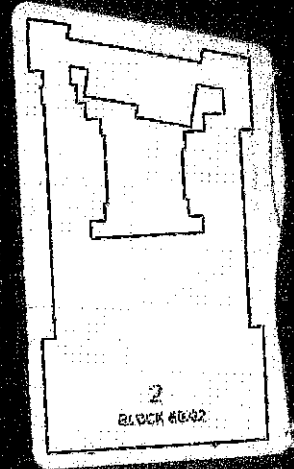
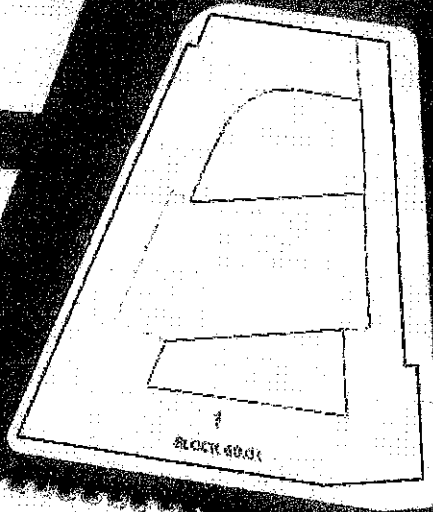

Diana H. Jeffrey, Secretary

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 June 18, 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	✓			

man

LIBERTY HARBOR S



Size ✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SIXTH AMENDMENT TO REDEVELOPMENT AGREEMENT,
ALLOWING A TRANSFER TO 88 REGENT STREET, LLC AND
PERMITTING A CONSTRUCTION MORTGAGE ON PROPERTY
IDENTIFIED ON THE TAX MAP AS BLOCK 14002, LOT 1.06
WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT
AREA**

WHEREAS, the Jersey City Redevelopment Agency is a public body corporate and politic of the State of New Jersey (together with any successor public body or office designated by or pursuant to law, the "Agency") established as an instrumentality of the City of Jersey City (the "City") and empowered in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, to implement redevelopment plans and carry out redevelopment projects in the City; and

WHEREAS, the Agency and Peter Mocco ("Mocco"); Liberty Harbor North, Inc., a corporation of the State of New Jersey; Grand & Jersey, LLC; Grand & Liberty, LLC; Jersey & Morris, LLC; Liberty Harbor North Condominium Urban Renewal 4, LLC; Liberty Harbor North Condominium Urban Renewal 5.5, LLC; Liberty Harbor North Brownstone Condominium Urban Renewal, LLC; 30 Regent Street LLC F/K/A Morris Boulevard II, LLC; 50 Regent Street, LLC; and 333 Grand Street, LLC (collectively, the "Co-Redevelopers"), all limited liability companies of the State of New Jersey, are parties to that certain Contract for Sale of Land for Private Redevelopment, dated February 14, 1985, as amended by that certain First Amendment dated February 27, 1987, and by an amended Final Judgment filed on September 28, 1998 in *Liberty Harbor North v. City of Jersey City, et al.*, United States District Court for the District of New Jersey, C.A. No. 94-4262 (GEB), as further amended by that certain Second Amendment dated October 28, 2004, that certain Third Amendment dated February 21, 2006, that certain Restated Third Amendment dated March 10, 2006, that certain Fourth Amendment dated June 3, 2008, and that certain Fifth Amendment dated June 2015 (collectively, the "Redevelopment Agreement"); and

WHEREAS, on June 18, 2019, 333 Grand Street, LLC, the designated co-redeveloper of Block 14002, Lot 1.04, and Lot 1.06, and Block 15801, Lot 24, requested that the Agency consent to the transfer of Block 14002, Lot 1.06 (the "Property") by 333 Grand Street, LLC to 88 Regent Street, LLC for development in accordance with the Redevelopment Agreement, as amended by the Sixth Amendment (as defined herein); and

WHEREAS, the Co-Redevelopers further requested the Agency's consent to the placement of a \$148,770,000 construction mortgage on the Property in order to fund the redevelopment thereof in accordance with the Redevelopment Agreement, the Sixth Amendment, and the Redevelopment Plan, which construction mortgage shall be in favor of American General Life Insurance Company and The Variable Annuity Life Insurance Company, which shall occur concurrently with the removal of the prior mortgage on the Property; and

WHEREAS, the Agency desires to authorize such requests and to memorialize the terms of such consents in a sixth amendment to the Redevelopment Agreement (the "Sixth Amendment"),

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

Section 1. The recitals set forth above are incorporated herein and made part hereof as if fully set forth at length.

Section 2. (a) The Board of Commissioners of the Agency hereby authorizes the execution of the Sixth Amendment, which establishes the terms of the consents granted hereunder, and establishes a project timeline and a description of the project to be constructed on the Property, provided however, that the managing member of 88 Regent Street, LLC be formed as a corporation in accordance with the organizational chart submitted to the Agency prior to the execution of the Sixth Amendment. None of the consents granted hereunder shall be effective unless and until the Sixth Amendment is executed and effective.

(b) The Board of Commissioners of the Agency hereby authorizes the transfer of the Property to 88 Regent Street, LLC.

(c) The Board of Commissioners of the Agency hereby designates 88 Regent Street, LLC as co-redeveloper for the Property, provided that Mocco and Liberty Harbor North, Inc. shall remain primarily liable with respect to the Redevelopment Agreement, and provided that 88 Regent Street, LLC shall pay all administrative fees due to the Agency and shall establish an escrow account with the Agency for the purpose of reimbursing the Agency's costs associated with redevelopment of the Property, as further set forth in the Redevelopment Agreement.

Section 3. The Board of Commissioners of the Agency hereby authorizes a \$148,770,000 construction mortgage on the Property in favor of American General Life Insurance Company and The Variable Annuity Life Insurance Company, as mortgagee, provided that the prior mortgage on the Property is concurrently removed.

Section 4. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to execute a Sixth Amendment to the Redevelopment Agreement, substantially in the form on file with the Agency, and all additional documents as may be required to effectuate the actions intended by this Resolution, in consultation with the Agency's General Counsel.

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 its Regular Meeting of June 18, 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 THE DESIGNATION OF
RAMNARAYANA PROPERTIES, LLC AS THE
REDEVELOPER OF BLOCK 17505, LOTS 10 AND 11 (307
PINE STREET AND 326-328 JOHNSTON AVENUE)
WITHIN THE MORRIS CANAL REDEVELOPMENT
AREA SUBJECT TO ENTRY OF REDEVELOPMENT
AGREEMENT**

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the Morris Canal Redevelopment Area as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

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

WHEREAS, Ramnarayana Properties, LLC (the "Redeveloper") proposes to redevelop Block 17505, Lots 10 and 11, commonly known as 307 Pine Street and 326-328 Johnston Avenue (the "Property"); and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to construct a five-story, mixed-use building with mezzanine penthouses containing twenty residential units, two of which shall be designated as affordable units, and commercial space on the ground floor (the "Project"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the Jersey City Redevelopment Agency ("JCRA") wishes to designate the Redeveloper to enter into exclusive negotiations to enter a Redevelopment Agreement, which shall define and memorialize the respective obligations of the parties with regard to proceeding with the redevelopment of the Property pursuant to the requirements of the Redevelopment Plan.

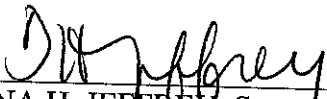
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency, as follows:

1. The above recitals are incorporated by reference as if fully set forth herein.
2. Ramnarayana Properties, LLC is hereby designated as the Redeveloper of the Property for a period of ninety (90) days from the date hereof unless extended for a period of not more than thirty (30) days by the Executive Director in her sole discretion.
3. If, within the period established in accordance with Section 2 hereof, the JCRA and the Redeveloper have not entered into a mutually acceptable Redevelopment Agreement, the designation of Ramnarayana Properties, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the JCRA.

19-06-13

4. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.
5. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
6. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
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 June 18, 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 DESIGNATION OF DAYLIGHT TRANSPORT, LLC AS REDEVELOPER FOR CERTAIN PROPERTY KNOWN AS BLOCK 1901, LOTS 1-19 IN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the "**City**") has designated that certain area known as the Tonnele Avenue Light Industrial 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, in accordance with the Redevelopment Law the City has enacted a redevelopment plan entitled the "Tonnele Avenue Light Industrial Redevelopment Plan" dated October 12, 2018 in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, Daylight Transport, LLC (the "**Redeveloper**") proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 1901, Lots 1-19 (the "**Property**"); and

WHEREAS, the Redeveloper proposes to construct a warehouse distribution center consisting of a 100-door cross-dock truck terminal measuring approximately 50,845 square feet, including approximately 9,900 square feet of office space, onsite parking, together with off-site improvements on Carroll Avenue and Bleecker Street and streetscape improvements on Tonnele Avenue along the Property frontage on the Property (the "**Project**"); and

WHEREAS, the Agency wishes to designate the Redeveloper 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.

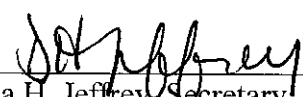
Section 2. Daylight Transport, LLC, is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on September 30, 2019 unless extended for a period of no more than sixty (60) days by the Executive Director in her sole discretion.

Section 3. If, by September 30, 2019 or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement,

the designation of Daylight Transport, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 18, 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 EXECUTION OF A REDEVELOPMENT AGREEMENT WITH KKF BLOCK 1 URBAN RENEWAL, LLC FOR A PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA

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

WHEREAS, pursuant to the Redevelopment Law, the City designated that certain area known as the West Campus Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment and enacted the West Campus Redevelopment Plan by Ordinance 05-007 dated February 9, 2005 (as amended and supplemented from time to time, the "**Redevelopment Plan**") to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, New Jersey City University (the "**University**") owns certain property within the Redevelopment Area, including but not limited to that certain property identified on the official tax maps of the City as Block 21902.02, Lot 2 and referred to within the Redevelopment Plan as "Block 1" (the "**Property**"); and

WHEREAS, the University is assisting in the revitalization and redevelopment of the Redevelopment Area; and

WHEREAS, the University and KKF Block 1 Urban Renewal, LLC (the "**Redeveloper**") are parties to a project development agreement and ground lease setting forth the terms of the parties' public-private partnership, established in accordance with applicable law, to redevelop the Property with a mixed-use development consisting of approximately 8,337 square feet of leasable retail and/or office space, approximately 137,062 square feet of leasable residential space comprised of approximately 198 residential units and centralized residential amenities, and approximately 58,717 square feet of structured parking consisting of a residential parking element with 118 parking spaces and a retail parking element with 24 parking spaces (the "**Project**"); and

WHEREAS, the University and the Redeveloper wish to collaborate with the Agency to undertake the Project; and

WHEREAS, the Agency, the University, the City, the Redeveloper and certain other parties with an interest in the Redevelopment Area entered into that certain Structuring and Implementation Memorandum of Understanding dated September 29, 2016 (the "**MOU**") setting forth the terms and conditions of the funding of certain infrastructure improvements to be undertaken by the University as a redevelopment project pursuant to that certain redevelopment agreement by and between the University and the Agency dated April 18, 2017, which improvements are intended to support the Project and other redevelopment projects within the Redevelopment Area; and

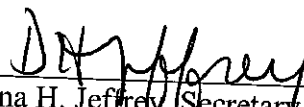
WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Redevelopment Plan and the MOU, the Agency now wishes to authorize the execution of a redevelopment agreement with the Redeveloper (the "**Redevelopment Agreement**") for the redevelopment of the Property,

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

Section 3. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

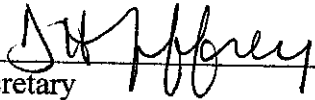
Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 18, 2019.

<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 JUNE 18, 2019**

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

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
LANGAN ENGINEERING & ENVIRONME	6/18/2019	5/13/2019	LAN 0295065	Professional Services - Bayfront Redevelopme	\$25,148.75	\$0.00		\$25,148.75
LANGAN ENGINEERING & ENVIRO	6/18/2019			Totals for LANGAN ENGINEERING & ENVIRONME:	\$25,148.75	\$0.00		\$25,148.75
NW FINANCIAL GROUP, LLC	6/18/2019	4/30/2019	25418	Financial Advisory Services - Bayfront Redev	\$850.00	\$0.00		\$850.00
NW FINANCIAL GROUP, LLC	6/18/2019			Totals for NW FINANCIAL GROUP, LLC:	\$850.00	\$0.00		\$850.00
GRAND TOTALS:					\$25,998.75	\$0.00		\$25,998.75

**Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK**

Report name: Invoice Due Today-INVESTORS
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 (6/18/2019)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
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
66 YORK STREET, LLC								
66 YORK STREET, LLC	6/18/2019	6/1/2019	July/19 Electric	Electric Utility for 66 York Street for July/19	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	6/18/2019	6/1/2019	July/19	Monthly Operating Expenses 07/19	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	6/18/2019	6/1/2019	July/19 Rent	Rent Payment for 66 York St. 07/19	\$9,801.38	\$0.00		\$9,801.38
				Totals for 66 YORK STREET, LLC:	\$10,699.90	\$0.00		\$10,699.90
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	6/18/2019	6/1/2019	Joyce McNeil	Claim Deductible - #A00000002802007	\$588.00	\$0.00		\$588.00
ADMIRAL INSURANCE COMPANY	6/18/2019	6/1/2019	Brain Coste	Claim Deductible - #A000000028635001	\$1,059.61	\$0.00		\$1,059.61
ADMIRAL INSURANCE COMPANY	6/18/2019	6/1/2019	Dorothea Anderson	Claim Deductible - #C172993001	\$412.50	\$0.00		\$412.50
ADMIRAL INSURANCE COMPANY	6/18/2019	6/1/2019	UNIQUE	Claim Deductible - #A000000027488001	\$118.27	\$0.00		\$118.27
				Totals for ADMIRAL INSURANCE COMPANY:	\$2,178.38	\$0.00		\$2,178.38
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	6/18/2019	5/16/2019	Application # 10	Professional Services: Hudson County College	\$2,550.00	\$0.00		\$2,550.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$2,550.00	\$0.00		\$2,550.00
AFA PROTECTIVE SYSTEMS INC								
AFA PROTECTIVE SYSTEMS INC	6/18/2019	4/5/2019	2998461	NI Fire / Burglar Alarm	\$873.38	\$0.00		\$873.38
				Totals for AFA PROTECTIVE SYSTEMS INC:	\$873.38	\$0.00		\$873.38
AFLAC								
AFLAC	6/18/2019	6/1/2019	July	Employee Deductions Per Payroll - July 2019	\$565.44	\$0.00		\$565.44
				Totals for AFLAC:	\$565.44	\$0.00		\$565.44
ALAIMO GROUP								
ALAIMO GROUP	6/18/2019	3/31/2019	109961	Engineering Services: Period 3/31/19 JC Gree	\$2,557.50	\$0.00		\$2,557.50
				Totals for ALAIMO GROUP:	\$2,557.50	\$0.00		\$2,557.50
ALARM & COMMUNICATION TECHNOLOGIES								
ALARM & COMMUNICATION TECH	6/18/2019	6/4/2019	1901197	Fire Alarm Monthly Monitoring Lease (12 Mo	\$948.00	\$0.00		\$948.00
				Totals for ALARM & COMMUNICATION TECHNOLOGIES:	\$948.00	\$0.00		\$948.00
Apruzzese, McDermott, Mastro & Murphy								
Apruzzese, McDermott, Mastro & Murphy	6/18/2019	5/15/2019	219439	Legal Services: Employee Discipline	\$3,439.37	\$0.00		\$3,439.37
				Totals for Apruzzese, McDermott, Mastro & Murphy:	\$3,439.37	\$0.00		\$3,439.37
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	6/18/2019	2/5/2019	4145438	Professional Services: General Presentation	\$280.34	\$0.00		\$280.34
				Totals for ARCHER & GREINER, P.C.:	\$280.34	\$0.00		\$280.34
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	6/18/2019	4/24/2019	4234	Oversight & Management Services - Haz Sub.	\$195.00	\$0.00		\$195.00
BROWNFIELD REDEVELOPMENT S	6/18/2019	3/15/2019	4211	Oversight & Management Services - Petro As	\$118.75	\$0.00		\$118.75
BROWNFIELD REDEVELOPMENT S	6/18/2019	3/15/2019	4212	Oversight & Management Services - Grand Je	\$190.00	\$0.00		\$190.00
BROWNFIELD REDEVELOPMENT S	6/18/2019	3/15/2019	4213	Oversight & Management Services - Haz Sub.	\$268.75	\$0.00		\$268.75

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
BROWNFIELD REDEVELOPMENT S	6/18/2019	4/11/2019	4275	Green Acres Diversion Application	\$640.00	\$0.00		\$640.00
BROWNFIELD REDEVELOPMENT S	6/18/2019	5/16/2019	4302	Oversight & Mgmt Svcs - EPA Grand Jersey A	\$506.25	\$0.00		\$506.25
BROWNFIELD REDEVELOPMENT S	6/18/2019	5/16/2019	4303	Oversight & Mgmt Svcs - EPA Haz Sub Asse	\$1,465.00	\$0.00		\$1,465.00
BROWNFIELD REDEVELOPMENT S	6/18/2019	5/16/2019	4301	Oversight & Mgmt Svcs - EPA Petro Assess G	\$1,406.25	\$0.00		\$1,406.25
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$4,790.00	\$0.00		\$4,790.00
CARL J. MUCCILOLO, IFAS, CFA, SCGRE								
CARL J. MUCCILOLO, IFAS, CFA, SC	6/18/2019	1/25/2019	248	Grove St	\$2,812.50	\$0.00		\$2,812.50
				Condemnation Commissioners Fees	\$2,812.50	\$0.00		\$2,812.50
				Totals for CARL J. MUCCILOLO, IFAS, CFA, SCGRE:	\$762.40	\$0.00		\$762.40
Chasan Lamparello Mallon & Cappuzzo, PC								
Chasan Lamparello Mallon & Cappuzzo	6/18/2019	5/20/2019	187035	Legal Services: General 04/19	\$762.40	\$0.00		\$762.40
				Totals for Chasan Lamparello Mallon & Cappuzzo, PC:	\$80.00	\$0.00		\$80.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	6/18/2019	5/16/2019	May	Travel Expense	\$80.00	\$0.00		\$80.00
				Totals for CHRISTOPHER FIORE:	\$4,886.25	\$0.00		\$4,886.25
CME ASSOCIATES								
CME ASSOCIATES	6/18/2019	5/31/2019	0243231	Professional Services - Berry Lane Park	\$1,955.25	\$0.00		\$1,955.25
CME ASSOCIATES	6/18/2019	5/31/2019	0243232	Professional Services - Berry Lane Park	\$668.00	\$0.00		\$668.00
CME ASSOCIATES	6/18/2019	5/16/2019	0242108	Professional Services - Berry Lane Park	\$2,053.00	\$0.00		\$2,053.00
CME ASSOCIATES	6/18/2019	5/16/2019	0242109	Professional Services - Berry Lane Park	\$210.00	\$0.00		\$210.00
				Totals for CME ASSOCIATES:	\$204.85	\$0.00		\$204.85
COMCAST								
COMCAST	6/18/2019	5/16/2019	8799053543248876	Business Internet/Voice 665 Ocean Avenue	\$149.71	\$0.00		\$149.71
COMCAST	6/18/2019	5/28/2019	66	York	\$354.56	\$0.00		\$354.56
				Totals for COMCAST:	\$435.00	\$0.00		\$435.00
COSTAR REALTY INFORMATION, INC.								
COSTAR REALTY INFORMATION, I	6/18/2019	6/3/2019	109462681-1	Property Professional	\$151.02	\$0.00		\$151.02
				Totals for COSTAR REALTY INFORMATION, INC.:	\$151.02	\$0.00		\$151.02
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	6/18/2019	6/1/2019	06/01/19	June	\$151.02	\$0.00		\$151.02
				Monthly Maintenance Fee - 06/19	\$151.02	\$0.00		\$151.02
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$103.23	\$0.00		\$103.23
DIANA JEFFREY								
DIANA JEFFREY	6/18/2019	5/15/2019	May	Travel Expense	\$103.23	\$0.00		\$103.23
				Totals for DIANA JEFFREY:	\$1,023.84	\$0.00		\$1,023.84
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	6/18/2019	4/10/2019	13800	Professional Services - Berry Lane Park	\$7,143.75	\$0.00		\$7,143.75
DRESDNER ROBIN ENVIRON MGMT	6/18/2019	4/4/2019	13754	Professional Services - Berry Lane Park	\$2,044.32	\$0.00		\$2,044.32
DRESDNER ROBIN ENVIRON MGMT	6/18/2019	5/10/2019	13942	Professional Services - Berry Lane Park	\$5,589.42	\$0.00		\$5,589.42
DRESDNER ROBIN ENVIRON MGMT	6/18/2019	5/10/2019	13943	Professional Services - Berry Lane Park	\$5,589.42	\$0.00		\$5,589.42

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
ELIZABETH VASQUEZ				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$15,801.33	\$0.00		\$15,801.33
ELIZABETH VASQUEZ	6/18/2019	6/14/2019	June	Travel Expense	\$73.91	\$0.00		\$73.91
ELIZABETH VASQUEZ	6/18/2019	6/14/2019	Dental	Dental Reimbursement for Spouse	\$166.00	\$0.00		\$166.00
				Totals for ELIZABETH VASQUEZ:	\$239.91	\$0.00		\$239.91
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	6/18/2019	5/31/2019	May	Jersey Journal - Public Notices	\$332.33	\$0.00		\$332.33
				Totals for EVENING JOURNAL ASSOCIATION:	\$332.33	\$0.00		\$332.33
FEDERAL EXPRESS								
FEDERAL EXPRESS	6/18/2019	6/10/2019	6-578-21260	Overnight Deliveries	\$190.24	\$0.00		\$190.24
				Totals for FEDERAL EXPRESS:	\$190.24	\$0.00		\$190.24
FERRAIOL, WIELKOTZ, CERULLO & CUVA								
FERRAIOL, WIELKOTZ, CERULLO & CUVA	6/18/2019	6/11/2019	06041	Professional Services - June 2019	\$7,500.00	\$0.00		\$7,500.00
				Totals for FERRAIOL, WIELKOTZ, CERULLO & CUVA:	\$7,500.00	\$0.00		\$7,500.00
Gary Potters, Esq.								
Gary Potters, Esq.	6/18/2019	1/25/2019	248 Grove St	Condemnation Commissioners Fees	\$3,868.35	\$0.00		\$3,868.35
				Totals for Gary Potters, Esq.:	\$3,868.35	\$0.00		\$3,868.35
George L. Garcia Esq.								
George L. Garcia Esq.	6/18/2019	1/25/2019	248 Grove St	Condemnation Commissioners Fees	\$4,027.50	\$0.00		\$4,027.50
				Totals for George L. Garcia Esq.:	\$4,027.50	\$0.00		\$4,027.50
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	6/18/2019	6/4/2019	41805	Legal Services - 18 McDougal St	\$155.00	\$0.00		\$155.00
GLUCK WALRATH LLP	6/18/2019	6/4/2019	41797	Legal Services - 248 Grove Street	\$137.50	\$0.00		\$137.50
GLUCK WALRATH LLP	6/18/2019	6/4/2019	41804	Legal Services - Cara Squared	\$1,182.50	\$0.00		\$1,182.50
GLUCK WALRATH LLP	6/18/2019	6/4/2019	41803	Legal Services - Jai Baigrangi/826 Ocean Ave	\$709.80	\$0.00		\$709.80
GLUCK WALRATH LLP	6/18/2019	6/4/2019	41802	Legal Services - 152 MLK	\$249.80	\$0.00		\$249.80
GLUCK WALRATH LLP	6/18/2019	6/4/2019	41801	Legal Services - 137 Myrtle	\$787.50	\$0.00		\$787.50
GLUCK WALRATH LLP	6/18/2019	6/4/2019	41800	Legal Services - 182 Claremont	\$1,370.00	\$0.00		\$1,370.00
GLUCK WALRATH LLP	6/18/2019	6/4/2019	41799	Legal Services - 98 Myrtle Ave	\$742.50	\$0.00		\$742.50
GLUCK WALRATH LLP	6/18/2019	6/4/2019	41798	Legal Services - 364-366 Palisade Ave	\$87.50	\$0.00		\$87.50
				Totals for GLUCK WALRATH LLP:	\$5,422.10	\$0.00		\$5,422.10
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	6/18/2019	5/20/2019	1503678	Recording Certificate of Redemption from Ta	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/18/2019	6/3/2019	1506649	Recording - Grand LHN IV - RDA	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/18/2019	6/3/2019	1506661	Recording Lis Pendens - 309-323 Johnston Av	\$28.00	\$0.00		\$28.00
HUDSON COUNTY REGISTER	6/18/2019	6/3/2019	1506643	Recording Deed - Crazy Greek	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/18/2019	6/3/2019	1506639	Recording 4th Amend to RDA - 100 Monitor	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/18/2019	6/3/2019	1506652	Recording Declaration of Taking - 309-323 J	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/18/2019	6/3/2019	1506634	Recording 1st Amend to RDA - 311-315 MLK	\$33.00	\$0.00		\$33.00

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
J & B LANDSCAPE, INC.				Totals for HUDSON COUNTY REGISTER:	\$226.00	\$0.00		\$226.00
J & B LANDSCAPE, INC.	6/18/2019	5/24/2019	28724	Monthly Maintenance - BETZ	\$1,825.72	\$0.00		\$1,825.72
Jason Friedkin				Totals for J & B LANDSCAPE, INC.:	\$1,825.72	\$0.00		\$1,825.72
Jason Friedkin	6/18/2019	4/22/2019	Reimbursement	Eye Exam	\$95.00	\$0.00		\$95.00
JC MUNICIPAL UTILITIES AUTHORITY				Totals for Jason Friedkin:	\$95.00	\$0.00		\$95.00
JC MUNICIPAL UTILITIES AUTHORITY	6/18/2019	5/16/2019	25 Journal Sq	Water Charges - Acct #30309320562951	\$216.59	\$0.00		\$216.59
JC MUNICIPAL UTILITIES AUTHORITY	6/18/2019	5/16/2019	665 Ocean Ave	Water Charges - Acct #30306348540000	\$155.58	\$0.00		\$155.58
KINNEY LISOVICZ REILLY & WOLFF PC				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$372.17	\$0.00		\$372.17
KINNEY LISOVICZ REILLY & WOLFF	6/18/2019	5/31/2019	8571	Legal Services - 311 MLK	\$525.00	\$0.00		\$525.00
LM PLAZA 4A PARKING LLC				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$525.00	\$0.00		\$525.00
LM PLAZA 4A PARKING LLC	6/18/2019	6/1/2019	06/01/19 LM	Monthly Parking for 14 Spaces	\$3,652.18	\$0.00		\$3,652.18
METLIFE				Totals for LM PLAZA 4A PARKING LLC:	\$3,652.18	\$0.00		\$3,652.18
METLIFE	6/18/2019	6/10/2019	7/12/19	Employee's Deferred Salary Per Payroll Endi	\$450.00	\$0.00		\$450.00
METLIFE	6/18/2019	6/10/2019	7/26/19	Employee's Deferred Salary Per Payroll Endi	\$450.00	\$0.00		\$450.00
MOISHES MOVING SYSTEMS				Totals for METLIFE:	\$900.00	\$0.00		\$900.00
MOISHES MOVING SYSTEMS	6/18/2019	6/1/2019	06/01/19	Storage Space at Day Street	\$700.00	\$0.00		\$700.00
NJ ADVANCE MEDIA, LLC				Totals for MOISHES MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
NJ ADVANCE MEDIA, LLC	6/18/2019	5/31/2019	May	Star Ledger - Public Notices	\$710.00	\$0.00		\$710.00
Paul Cowie and Associates				Totals for NJ ADVANCE MEDIA, LLC:	\$710.00	\$0.00		\$710.00
Paul Cowie and Associates	6/18/2019	1/2/2019	19001	Professional Services - BLP Tree Rehab	\$2,420.50	\$0.00		\$2,420.50
PUBLIC SERVICE ELECTRIC & GAS				Totals for Paul Cowie and Associates:	\$2,420.50	\$0.00		\$2,420.50
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Office A	665 Ocean Ave	\$921.27	\$0.00		\$921.27
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Office B	665 Ocean Ave	\$2,102.60	\$0.00		\$2,102.60
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Apt 2A	665 Ocean Ave	\$176.61	\$0.00		\$176.61
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Apt 2B	665 Ocean Ave	\$175.07	\$0.00		\$175.07
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Apt 2C	665 Ocean Ave	\$79.41	\$0.00		\$79.41
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Apt 2D	665 Ocean Ave	\$78.01	\$0.00		\$78.01

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
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Apt 3A	665 Ocean Ave	\$58.56	\$0.00		\$58.56
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Apt 3B	665 Ocean Ave	\$137.68	\$0.00		\$137.68
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Apt 3C	665 Ocean Ave	\$9.01	\$0.00		\$9.01
PUBLIC SERVICE ELECTRIC & GAS	6/18/2019	5/21/2019	Apt 3D	665 Ocean Ave	\$71.44	\$0.00		\$71.44
STAPLES CREDIT PLAN				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$3,809.66	\$0.00		\$3,809.66
STAPLES CREDIT PLAN	6/18/2019	6/5/2019	2295743861	Office Supplies	\$565.47	\$0.00		\$565.47
				Totals for STAPLES CREDIT PLAN:	\$565.47	\$0.00		\$565.47
The Law Offices of Wanda Chin Monahan, LLC								
The Law Offices of Wanda Chin Monahan, LLC	6/18/2019	6/6/2019	708	Legal Services - Hampshire/PSE&G	\$437.50	\$0.00		\$437.50
				Totals for The Law Offices of Wanda Chin Monahan, LLC:	\$437.50	\$0.00		\$437.50
VERIZON								
VERIZON	6/18/2019	5/23/2019	9830825677	Telephone Expense	\$403.72	\$0.00		\$403.72
				Totals for VERIZON:	\$403.72	\$0.00		\$403.72
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	6/18/2019	3/19/2019	164564947	Office Supplies	\$139.60	\$0.00		\$139.60
				Totals for W. B. MASON CO., INC.:	\$139.60	\$0.00		\$139.60
XEROX CORPORATION								
XEROX CORPORATION	6/18/2019	5/18/2019	096927141	Meter Usage	\$228.87	\$0.00		\$228.87
				Totals for XEROX CORPORATION:	\$228.87	\$0.00		\$228.87
GRAND TOTALS:					\$92,860.42	\$0.00		\$92,860.42

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Jersey City Redevelopment Agency

Cash Requirements Report

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Hudson Essex Passaic Soil Conservation District (HEPSCD)								
Hudson Essex Passaic Soil Conservation District (HEPSCD)	6/18/2019	6/17/2019	Application Fee	District Approval - Berry Lane Park	\$1,125.00	\$0.00		\$1,125.00
PURCHASE POWER								
PURCHASE POWER	6/18/2019	6/9/2019	Finance Charge	Account #8000-9090-1032-1128	\$29.99	\$0.00		\$29.99
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	6/18/2019	6/9/2019	69718467	Monthly Lease Payment - Toshiba Copier	\$2,626.10	\$0.00		\$2,626.10
US POSTAL SERVICE								
US POSTAL SERVICE	6/18/2019	6/18/2019	Refill	Postage Refill for Pitney Bowes Meter	\$600.00	\$0.00		\$600.00
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	6/18/2019	6/11/2019	167092792	Office Supplies	\$73.94	\$0.00		\$73.94
				Totals for W. B. MASON CO., INC.:	\$73.94	\$0.00		\$73.94
GRAND TOTALS:					\$4,455.03	\$0.00		\$4,455.03

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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	6/17/2019	6/11/2019	Replenishment	PETTY CASH	\$462.55	\$0.00		\$462.55
				Totals for CASH:	\$462.55	\$0.00		\$462.55
				GRAND TOTALS:	\$462.55	\$0.00		\$462.55

Jersey City Redevelopment Agency Cash Requirements Report

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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	5/24/2019	5/22/2019	Replenishment	Petty Cash	\$437.00	\$0.00		\$437.00
				Totals for CASH:	\$437.00	\$0.00		\$437.00
PETROCCI AGENCY, LLC								
PETROCCI AGENCY, LLC	5/24/2019	5/15/2019	Insurance	Commercial Liability & Excess Liability Ren	\$116,785.53	\$0.00		\$116,785.53
				Totals for PETROCCI AGENCY, LLC:	\$116,785.53	\$0.00		\$116,785.53
				GRAND TOTALS:	\$117,222.53	\$0.00		\$117,222.53

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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
COUNTY OF HUDSON	6/17/2019	6/5/2019	Application Fee	Subdivision Application - Aetna St & Jersey A	\$800.00	\$0.00		\$800.00
COUNTY OF HUDSON				Totals for COUNTY OF HUDSON:	\$800.00	\$0.00		\$800.00
			GRAND TOTALS:		\$800.00	\$0.00		\$800.00

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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	6/10/2019	5/29/2019	84 Sip	Insurance Renewal - 84 Sip Avenue	\$19,951.00	\$0.00		\$19,951.00
PETROCCI AGENCY, LLC				Totals for PETROCCI AGENCY, LLC:	\$19,951.00	\$0.00		\$19,951.00
				GRAND TOTALS:	\$19,951.00	\$0.00		\$19,951.00

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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								
PETROCCI AGENCY, LLC	5/31/2019	5/20/2019	05/20/19	Professional Services; 665-667 Ocean Avenue	\$11,279.00	\$0.00		\$11,279.00
				Totals for PETROCCI AGENCY, LLC:	\$11,279.00	\$0.00		\$11,279.00
				GRAND TOTALS:	\$11,279.00	\$0.00		\$11,279.00

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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
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	5/29/2019	5/29/2019	Grant Application	Tidelands Grant - Block 15801, Lot 4.01	\$1,000.00	\$0.00		\$1,000.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$1,000.00	\$0.00		\$1,000.00
			GRAND TOTALS:		\$1,000.00	\$0.00		\$1,000.00

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH CME ASSOCIATES FOR REDEVELOPMENT INVESTIGATION, EVALUATION AND BLIGHT STUDY REQUIRED FOR THE TRANSFER OF VARIOUS ABANDONED PROPERTIES INTO THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, in furtherance of the goals and objective of the local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) the Jersey City Redevelopment Agency (the "Agency") requires professional engineering services from time to time; and

WHEREAS, the Agency has a need to obtain professional engineering and planning services for redevelopment investigation, evaluation and blight study required for the qualification and inclusion of certain parcels into the Scatter Site Redevelopment Area; and

WHEREAS, CME Associates ("CME") has been previously awarded contracts to provide professional engineering and planning services for various Redevelopment Areas; and

WHEREAS, Agency staff recommends entering into said contract for engineering and planning services related to the redevelopment investigation, evaluation and blight study, for a term of one (1) year, for an amount not to exceed \$28,000.00; and

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

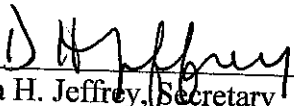
WHEREAS, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

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

1. The above recitals are hereby incorporated herein as if set forth at length
2. The Board of Commissioners authorize entering into a Professional Services Contract with CME Associates for redevelopment investigation, evaluation and blight study for the inclusion of abandoned properties in the Scatter Site Redevelopment Area.

3. The Secretary of the Agency is hereby directed to publish notice of award of the contract in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5.
4. This resolution shall take effect immediately.

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.


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 June 18, 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	✓			



JOHN H. ALLGAIR, 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

June 17, 2019

Via Email

Diana H. Jeffrey, Executive Director
Jersey City Redevelopment Agency
66 York Street
Jersey City, NJ 07302

**Re: Proposal to Conduct a Redevelopment Investigation
for up to 19 parcels as a Condemnation Study
Jersey City, Hudson County, New Jersey
Proposal No. 2019-131**

Dear Ms. Jeffrey,

CME Associates (CME) is pleased to present this fee estimate for professional planning services to prepare a preliminary investigation report for up to 19 parcels to determine if the properties in question can be designated as a condemnation area in need of redevelopment.

Pursuant to the Local Redevelopment and Housing Law ("Redevelopment Law") N.J.S.A. 40A:12A-14, a delineated area may be determined to be in need of redevelopment if it meets the statutory criteria identified within the Redevelopment Law. As such CME will prepare a report based upon an investigation to determine whether the project area meets the statutory criteria to be designated as an Area in Need of Redevelopment.

Each section of the report shall include the following scope of work:

Item 1. Review of Property Conditions:

CME will prepare the study area boundary map for each of the parcel in the project area. CME will review the ownership records, titles and status; review the tax record data for the properties. CME will investigate the existing land use of the subject properties and its surrounding areas.

CME will conduct field visits for each property in the project area to determine the condition of the property and whether it meets the criteria identified within the Redevelopment Law. During this initial phase, CME will photograph the sites and conduct a detailed exterior site inspection. CME is also available to provide an interior site inspection for existing structures; however, it is assumed that the City will make all necessary arrangements and provide all required coordination for permission for CME to enter the subject property and any structures thereon in order to provide an interior inspection of the existing buildings.

In addition, CME will review via available GIS Data, the existing environmental constraints on sites, review NJDEP public records or any other such reports prepared in context with the environmental constraints on the subject properties.

S:\Jersey City\Proposals\2019-131 AINOR (19 Properties)\19-06-17 Proposal 2019-131 Area in Need - 19 parcels.doc



Diana H. Jeffrey, Executive Director
Jersey City Redevelopment Agency
Re: Proposal to Conduct a Redevelopment Investigation

June 17, 2019
Proposal No. 2019-131
Page 2

Item 2. Review of Existing Zoning, Master Plan, and any other relevant documents/ reports

CME will review the current zoning for each of the property within the project area and the City Master Plan to determine consistency with the City's planning goals and policies. This review will be used to form the basis for the goals and objectives of the redevelopment designation.

Additionally CME will review all applicable regional and state planning documents to determine its consistency with the Study.

Item 3. Preparation of the Preliminary Redevelopment Investigation Report:

Based upon all the data and information gathered CME will prepare a report which is intended to provide the statutory basis for an "in need of redevelopment" designation. Our analysis will include all the data gathered from the above tasks including review of the existing physical characteristics, current developed uses and structures, surrounding uses and buildings, review of tax records, physical inspection of the property, review of environmental constraints, review of aerial photography, and consultation with key stakeholders within the City. The report will also include information on existing zoning and consistency with the Master Plan. The report will conclude with evaluation of the criteria and how it applies to the subject properties. The report will make recommendations regarding appropriateness to designate the subject properties as a condemnation area in need of redevelopment. It is important to note that, as the City would like to have the subject parcels evaluated with the potential for condemnation, a much more detailed analysis is required for each property. This significantly more detailed level of analysis is included in this scope of services and considered in the anticipated level of effort envisioned for the requested services.

Item 4. Meetings

It is anticipated that for a project such as this, CME will participate in up to seven (7) meetings or phone conferences. This may include:

- A project kickoff meeting with Jersey City Redevelopment Agency (JCRA) and City Staff, if appropriate
- Up to two (2) meetings or phone conferences with JCRA, and City Staff, if appropriate, to discuss/review the draft investigation
- Attendance at one (1) meeting with the Planning Board to present the Final Study
- Up to three (3) additional phone conferences to discuss the status of the investigation.



Diana H. Jeffrey, Executive Director
Jersey City Redevelopment Agency
Re: Proposal to Conduct a Redevelopment Investigation

June 17, 2019
Proposal No. 2019-131
Page 3

Item 5. Deliverables

CME will provide ten (10) printed copies of final draft for review to the City Committee, Planning Board and City Staff. CME shall also provide the final deliverable in digital format in Adobe PDF format. Ten (10) copies of the final deliverable shall be provided.

Estimated Fee: \$28,000.00

Limitations and Exclusions:

- The services outlined herein do not guarantee that sufficient evidence exists to support the designation of the subject properties as a redevelopment area. CME will review all available evidence and conditions within the subject properties and make a recommendation for consideration in the context of the statutory criteria required to designate a redevelopment area established by the Local Housing and Redevelopment Law.
- Any work not specified in the above scope of services shall be considered additional services and will be invoiced as an additional fee at the time said additional work is authorized by the City.
- CME will attend the required meetings as outlined in Item 4 above. CME is available to attend additional meetings and participate in additional phone conferences for an additional fee on an hourly basis or as part of a separate proposal.

We thank you for the opportunity to submit this fee estimate. Should this fee estimate meet your approval, please provide our office with a professional services agreement or resolution as an indication of the work to proceed. In the meantime, should you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

CME Associates

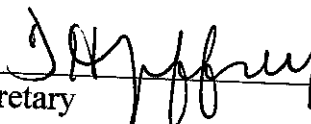
Peter Van Den Kooy, P.P., AICP
Director of Planning

PVdK:MA:jr

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
JUNE 18, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of June 18, 2019

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of June 18, 2019 be approved as presented.


Secretary

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