

RESO NO. 19-08- A

Regular Meeting
August 20, 2019

A G E N D A

PRESENTATION

Bates Street Redevelopment Area - Pegasus Enterprises, LLC, is to make a presentation to the Board for the construction of a mid-rise mixed-use development containing three (3) buildings between six (6) and twelve (12) stories, to contain approximately 30,000 square feet of retail space, 40,000 square feet of parking space, 129 residential market rate rental units, and 60,000 square feet of self-storage, at property located on Block 13802, Lots 12, 13, 14, 15, 16, 17, 18 & 19, to be known as 100 Colden Street, all of which will be in accordance with the permitted uses within the Bates Street Redevelopment Plan.

Hjordys D. Espinal for Mary Pat Noonan

DATE	BY	REVISIONS
10/20/10	CHIEF OF ENGINEERING	13801
		13802
		13803
		13805
		13806

SEE SHEET 137

SEE SHEET 136

138



SEE SHEET 157

SEE SHEET 126

SEE SHEET 126

2011 - COM-240273100

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=60' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
11 TRIUMPH ROAD, SUITE 200
NEW JERSEY 07102

THIS MAP WAS PREPARED BY THE
DIVISION OF TAXATION (D-2/07) AND ECONOMIC DEVELOPMENT

138

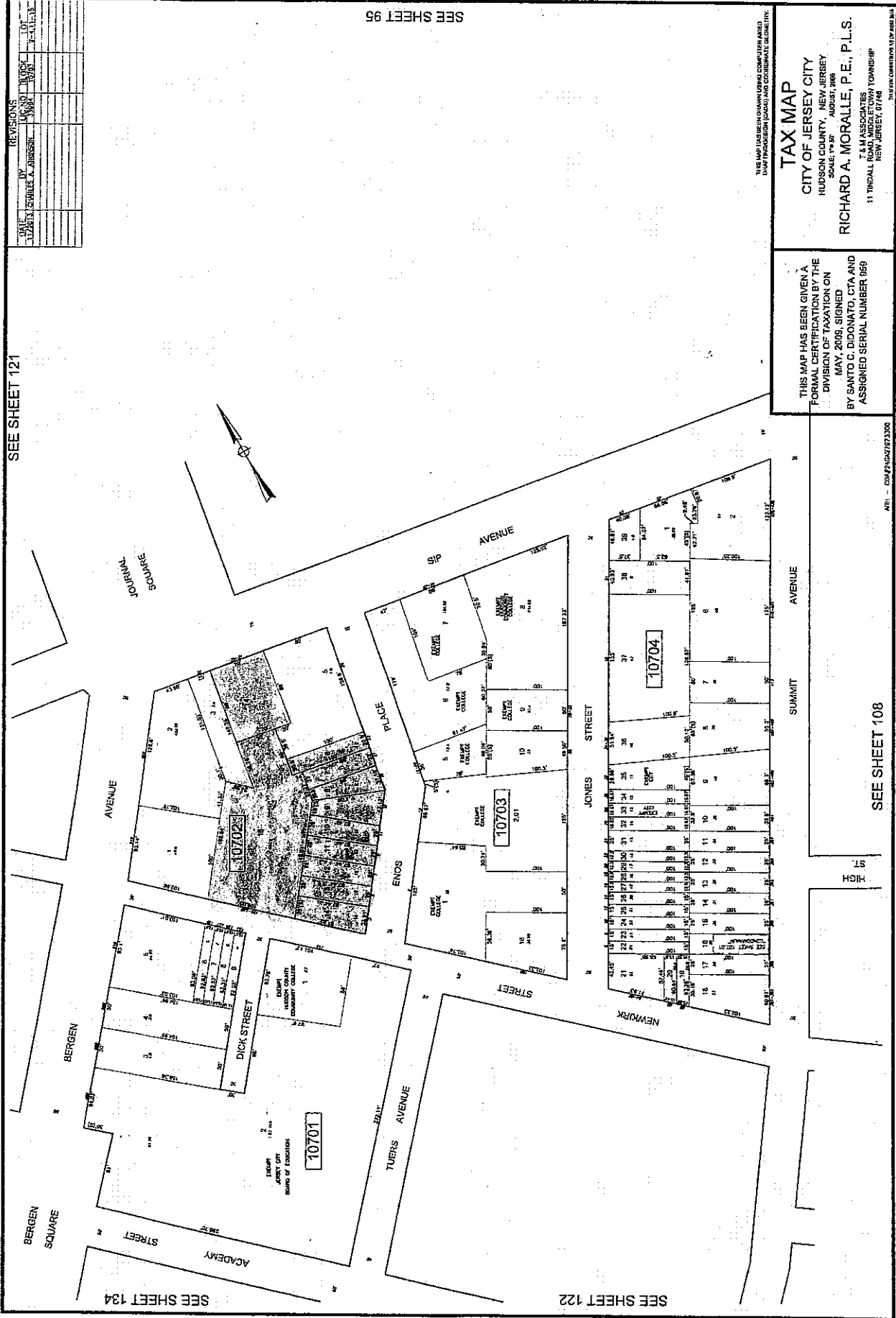
Regular Meeting
August 20, 2019

A G E N D A

PRESENTATION

Journal Square 2060 Redevelopment Area - 30 Journal Square Partners, LLC, to make a presentation to the Board for the construction of a seventy-two (72) story mixed-use tower consisting of 741 residential units (60 floors of the tower), which include three (3) floors of residential amenity space, 96,602 square feet of office space (4 floors of the tower), 15,030 square feet of ground floor commercial space, a four (4) floor parking structure to contain approximately 436 parking spaces, a 12,116 square feet Public Plaza, a promenade flanked on each side by one (1) story green-roofed retail buildings and an open-space market, at property located on Block 10702, Lots 4, 6-15, more commonly known by the street address of 30 Journal Square (Property), in accordance with the permitted uses within the Journal Square 2060 Redevelopment Plan.

Mary Pat Noonan



Regular Meeting
August 20, 2019

A G E N D A

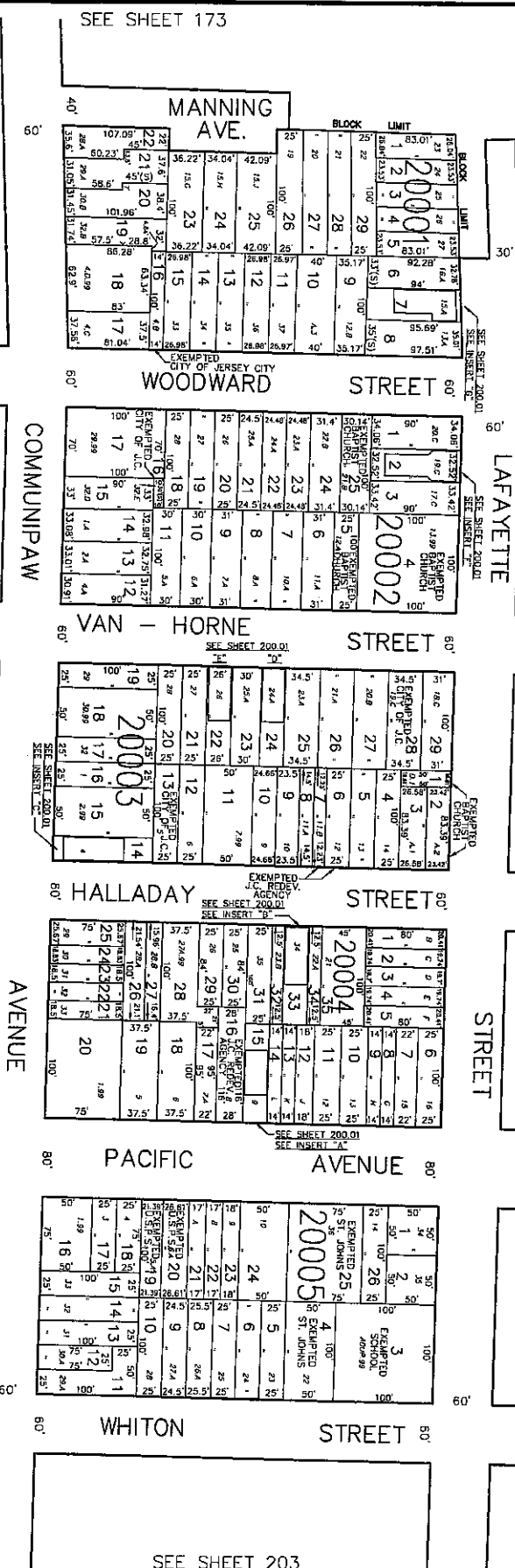
PRESENTATION

Morris Canal Redevelopment Area - 374 Communipaw Schmitt Partners, LLC, is to make a presentation to the Board for the construction of a five (5) story mixed use project to contain a ground floor parking for nine (9) spaces and 2,600 square feet of commercial space, forty (40) residential units, of which 5% will be affordable housing, and a roof deck on the remaining four (4) stories at property located on Block 20003, Lots 17, 18 and 19 a/k/a 374-380 Communipaw Avenue. The developer owns the property and will be seeking a five-year tax abatement. They will also be maintaining the historic front façade of the structure on Lot 19 as requested by the Historic Preservation Commission (HPC), all of which will be in accordance with the permitted uses within the Morris Canal Redevelopment Plan.

Hjordys D. Espinal

SEE SHEET 190

200



SEE SHEET 189

SEE SHEET 201

SEE SHEET 202

[illegible]

ABH - COAF24CA27973501

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST, 2006
RICHARD A. MORALE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETON TOWNSHIP
NEW JERSEY, 07748

SEE SHEET 203

Resolution Number 19-08- D

Regular Meeting
August 20, 2019

PRESENTATION

A G E N D A

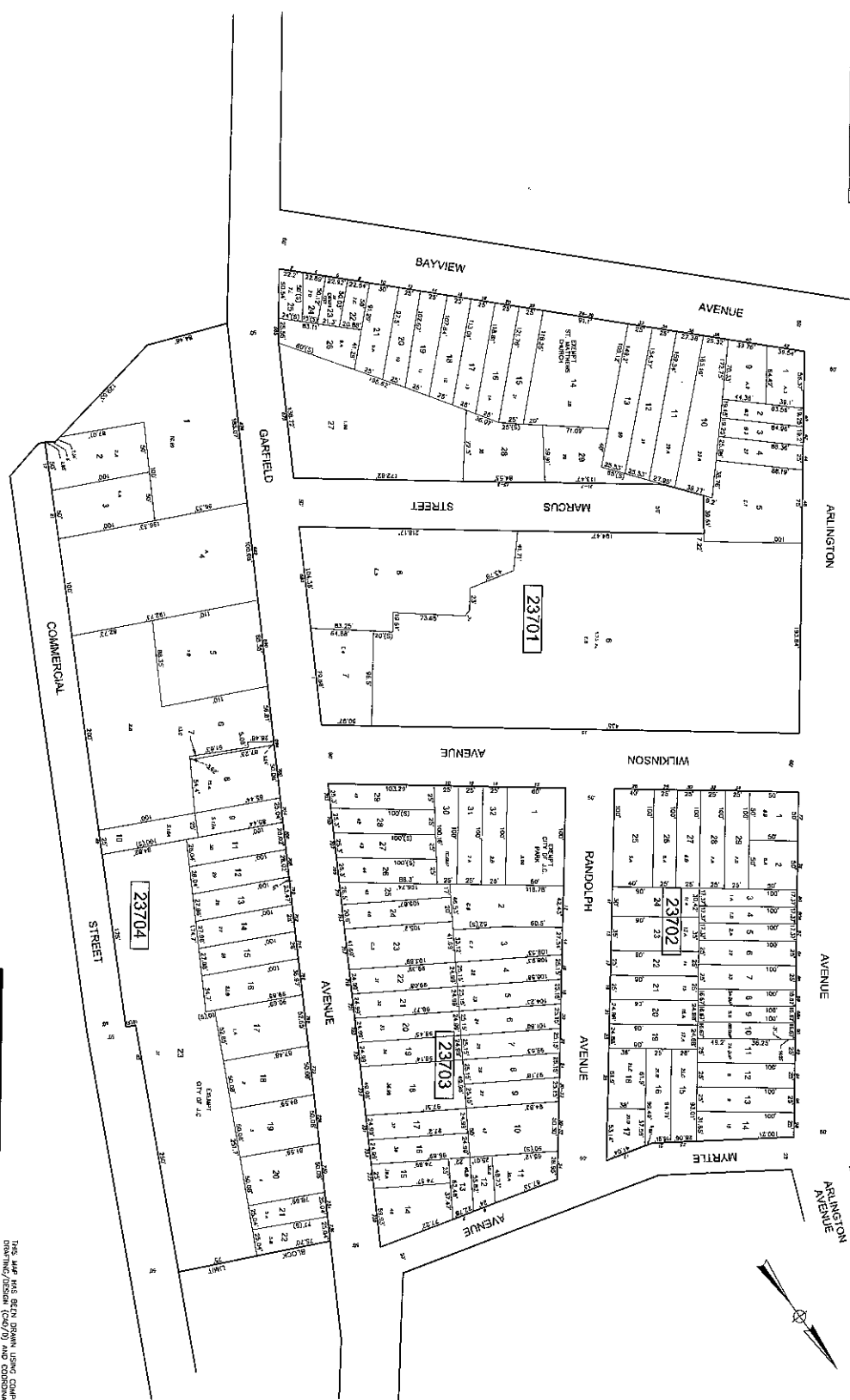
Scatter Site Redevelopment Area -MDW Real Estate and Acquisitions LLC, is to make a presentation to the Agency's Board for the rehabilitation of two multi-family homes located at Block 23703 lots 12 & 13 more commonly known as 7 Myrtle Ave and 9 Myrtle Ave. 7 Myrtle Ave will consist of three (3) stories, two-four (2-4) parking spots, two (2) units, to contain approximately 4,270 square feet. 9 Myrtle Ave will consist of three (3) stories, zero (0) parking spots, two (2) units, to contain approximately 2,520 square feet. All of which will be in accordance with the permitted uses of the surrounding zoning.

Phillip A. Orphanidis

DATE	BY	REVISIONS
10/1/00	CHAS. A. JOHNSON	1.00
10/1/00	CHAS. A. JOHNSON	1.01
10/1/00	CHAS. A. JOHNSON	1.02
10/1/00	CHAS. A. JOHNSON	1.03
10/1/00	CHAS. A. JOHNSON	1.04
10/1/00	CHAS. A. JOHNSON	1.05
10/1/00	CHAS. A. JOHNSON	1.06
10/1/00	CHAS. A. JOHNSON	1.07
10/1/00	CHAS. A. JOHNSON	1.08
10/1/00	CHAS. A. JOHNSON	1.09
10/1/00	CHAS. A. JOHNSON	1.10

SEE SHEET 241

SEE SHEET 236



SEE SHEET 243

NEW - CONVEYANCE

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 599

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 TRUDAL ROAD, WILMINGTON, DE 19804
NEW JERSEY 19380

SEE SHEET 233

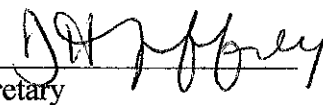
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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

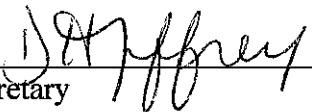
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated August 20, 2019.

<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 THE REGULAR MEETING
DATED JULY 16, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated July 16, 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 August 20, 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 JULY 16, 2019**

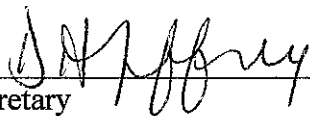
WHEREAS, the Board of Commissioners approved going into closed session at their meeting of **JULY 16, 2019** ; and

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

2) contract negotiations

3) and personnel

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of July 16, 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 August 20, 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	✓			
Erna 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 PROFESSIONAL ENGINEERING
SERVICES IN ALL PROJECT AREAS**

WHEREAS, in compliance with N.J.S.A. 40A:20.4 et seq. (Pay to Play Law), the Jersey City Redevelopment Agency issued an RFQ (Request for Qualifications) for Professional Engineering Services on June 17, 2019; and

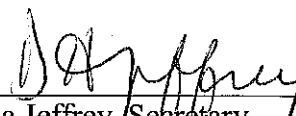
WHEREAS, the Agency received a total of eighteen (18) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to qualify the following firms:

- | | |
|--------------------------------------|---|
| 1. Alaimo Group Consulting Engineers | 10. Langan |
| 2. Aparri Engineering, LLC | 11. Maser Consulting P.A. |
| 3. BRS, Inc. | 12. Neglia Engineering Associates |
| 4. CME Associates | 13. Partner Engineering and Science, Inc. |
| 5. Dresdner Robin | 14. PS&S |
| 6. EnGenuity Infrastructure, LLC | 15. Remington Vernick Engineers |
| 7. French and Parrello Associates | 16. Suburban Consulting Engineers, Inc. |
| 8. KeyTech | 17. Tectonic Eng. & Survey |
| 9. KSE Engineers, P.C. | 18. YU & Associates |

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that each of the above listed engineering firms be considered qualified to enter into a Professional Services Agreement with the Agency in connection with the services identified in the RFQ.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to sign any and all documents necessary in order to carry out the intended purposes of this Resolution subject to the review and approval of the Agency's General Counsel.


Diana 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 August 20, 2019.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL
SERVICES IN ALL PROJECT AREAS**

WHEREAS, in compliance with N.J.S.A. 40A:20.4 et seq. (Pay to Play Law), the Jersey City Redevelopment Agency issued an RFQ (Request for Qualifications) for Professional Environmental Services on June 17, 2019; and

WHEREAS, the Agency received a total of thirty-five (35) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to qualify the following firms:

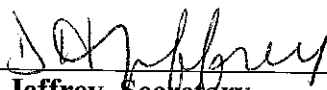
- | | |
|---|-----------------------------------|
| 1. Advanced GeoServices Corp. | 19. Maser |
| 2. AEI Consultants | 20. Mott MacDonald |
| 3. ATC Group Services | 21. Najarian Associates |
| 4. Atlantic Environmental Solutions | 22. Partner |
| 5. Boswell Engineering | 23. Pennoni |
| 6. Brinkerhoff Environmental Services | 24. Potomac-Hudson Environmental |
| 7. BRS, Inc. | 25. Prestige Environmental |
| 8. BSTI | 26. PS&P |
| 9. CME Associates | 27. Remington & Vernick |
| 10. Dresdner Robin Environmental Mgmt. | 28. Roux |
| 11. EnGenuity Infrastructure, LLC | 29. Suburban Consulting Engineers |
| 12. EnSafe Inc. | 30. T&M |
| 13. Excel Environmental Resources, Inc. | 31. Tectonic |
| 14. French and Parrello Associates | 32. TRC |
| 15. GEI Consultants, Inc. | 33. Whitestone Associates |
| 16. H2M Associates | 34. Woodard & Curran |
| 17. Langan | 35. PS&S |
| 18. Lewis Consulting Group | |

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that each of the above listed environmental firms be

considered qualified to enter into a Professional Services Agreement with the Agency in connection with the services identified in the RFQ.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to sign any and all documents necessary in order to carry out the intended purposes of this Resolution subject to the review and approval of the Agency's General Counsel.

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 August 20, 2019.


Diana Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE AGENCY AND THE CITY OF JERSEY CITY FOR THE PURPOSE OF ACCOMPLISHING COMPLIANCE WITH THE AFFORDABLE HOUSING RESTRICTIONS AND REQUIREMENTS IMPOSED ON CERTAIN PROJECTS WITHIN ALL REDEVELOPMENT AREAS

WHEREAS, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), the City of Jersey City (the “**City**”) has adopted and will continue to adopt from time to time redevelopment plans (the “**Redevelopment Plan(s)**”) to effectuate and regulate the redevelopment of locations throughout the City (the “**Redevelopment Area(s)**”); and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is the designated redevelopment entity for all Redevelopment Areas within the City pursuant to which the Agency oversees and undertakes certain redevelopment related obligations, including but not limited to, effectuating certain affordable housing goals, restrictions and requirements set forth by the City and/or set forth within certain Redevelopment Plans and/or for certain projects (the “**Affordable Housing Requirements**”); and

WHEREAS, the Agency reviews the terms and conditions of the Affordable Housing Requirements with the designated redeveloper(s) and incorporates the Affordable Housing Requirements into redevelopment agreement(s) with the designated redeveloper(s) (the “**Redevelopment Agreement(s)**”); and

WHEREAS, the City and the Agency desire to strengthen compliance with the Affordable Housing Requirements after project completion, and establish a formal process to monitor the Affordable Housing Requirements contemplated within the Redevelopment Agreements; and

WHEREAS, in furtherance of this goal and objective, the City and the Agency desire to enter into a Cooperation Agreement, a form of which is on file with the Agency (the “**Cooperation Agreement**”), which outlines the respective duties and obligations of the Agency and the City.

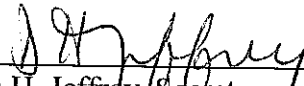
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The Executive Director is hereby authorized to enter into a Cooperation Agreement with the City setting forth the respective duties and obligations of the City and the Agency with regard to compliance and monitoring of affordable housing restrictions and requirements established through redevelopment agreements.

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

Section 4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 20, 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 REJECTING BIDS
FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES
FOR AGENCY-OWNED PROPERTIES IN VARIOUS
REDEVELOPMENT AREAS**

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

WHEREAS, in accordance with the Redevelopment Law, the Agency owns and manages certain properties throughout the City, which require routine maintenance and upkeep; and

WHEREAS, the Agency is a contracting unit authorized to procure services in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”); and

WHEREAS, on July 30, 2019, the Agency accepted bids for vacant lot clean-up and maintenance services; and

WHEREAS, the Chief Financial Officer of the Agency has recommended that the bids be rejected as the Agency intends to substantially revise the specifications for the services sought in accordance with *N.J.S.A. 40A:11-13.2(d)* of the LPCL;

WHEREAS, the Board of Commissioners of the Agency hereby determines that it is in the best interest of the Agency to reject said bids and to rebid for the services sought,

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

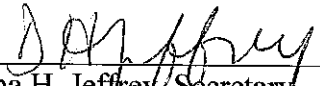
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

Section 2. The bids received for vacant lot clean-up and maintenance services are hereby rejected pursuant to *N.J.S.A. 40A:11-13.2(d)*.

Section 3. The Chairman, Vice-Chair, Executive Director, Secretary and/or Qualified Purchasing Agent of the Agency are hereby authorized to revise the specifications for vacant lot clean-up and maintenance services and to rebid for such services.

Section 4. The Chairman, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary 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 August 20, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH ZUCCARO, INC. FOR SALTING AND SNOW REMOVAL SERVICES FOR ALL AGENCY OWNED PROPERTY THROUGHOUT THE CITY

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) owns certain property within the City of Jersey City; and

WHEREAS, in order to properly maintain said property, the Agency requires the services of a company for salting and snow removal services to be performed including but not limited to: salting sidewalks, clearing walkways, and all other necessary snow removal related services that the Agency deems necessary during the term of the contract; and

WHEREAS, the Agency requested bids for salting and snow removal services and in response the Agency received a bid, a copy of which is on file with Agency, to provide salting and snow removal services from November 1, 2019 through October 31, 2020 from Zuccaro, Inc. (the “Contractor”) in an amount not to exceed \$100,000; and

WHEREAS, the Contractor provided snow removal services during the prior term of November 29, 2018 to October 31, 2019 for which Agency staff found Contractor’s performance to be acceptable and adequate; and

WHEREAS, the bid from the Contractor was the only bid received by the Agency and, therefore, the Agency staff determined that the Contractor’s bid was the lowest and most responsible bid.

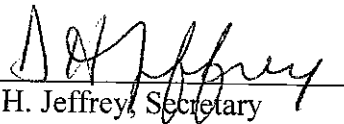
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The Board hereby authorizes the Executive Director to execute a contract in an amount not to exceed \$100,000.00 with the Contractor for salting and snow removal services at Agency owned properties citywide.

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

Section 4. This resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 20, 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	✓			
Hon. Denise Ridley				✓
Hon. Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PEGASUS ENTERPRISES, LLC AS THE DESIGNATED SUB-REDEVELOPER OF BLOCK 13802, LOTS 12, 13, 14, 15, 16, 17, 18 AND 19 WITHIN THE BATES STREET REDEVELOPMENT AREA

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

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

WHEREAS, on August 10, 2005, pursuant to Resolution No. 05-696, the Municipal Council of the City, authorized and directed the Jersey City Planning Board to conduct a preliminary investigation to determine whether the Bates Street Study Area meets the criteria to qualify as an "area in need of redevelopment" under the LRHL; and

WHEREAS, on March 14, 2006, the Jersey City Planning Board held a properly noticed hearing on the preliminary investigation report covering the Bates Street Study Area and recommended that the Municipal Council of the City designate the Bates Street Study as being an "area in need of redevelopment" under criteria a, b, d, e and h of the LRHL; and

WHEREAS, on May 10, 2006, pursuant to Resolution No. 06-335, the Municipal Council of the City declared the Bates Street Study Area to be an area in need of redevelopment under the LRHL; and

WHEREAS, on May 24, 2006, pursuant to Ordinance No. 06-065, the Municipal Council of the City of Jersey City, adopted the Bates Street Redevelopment Plan, which was last amended September 15, 2016 pursuant to Ordinance No. 16-125; and

WHEREAS, on November 21, 2017, pursuant to Resolution No. 17-116, the JCRA designated Bates Redevelopment, LLC as the designated Redeveloper ("Master Redeveloper") of Blocks 13801, 13802, 13803, and 13805 within the Bates Street Redevelopment Area; and

WHEREAS, on or about April 21, 2019, Pegasus Enterprises, LLC ("Sub-Redeveloper") made an application to the JCRA to enter into a Sub-Redeveloper Agreement with the JCRA and the Master Redeveloper relative to Block 13802, Lots 12, 13, 14, 15, 16, 17, 18 and 19 (generally known as "100 Colden Street") (collectively the "Pegasus Properties"); and

WHEREAS, on or about July 31, 2019, the Sub-Redeveloper submitted supplementary application materials requested by the JCRA; and

WHEREAS, the Pegasus Properties are located within the Bates Street Redevelopment Area and are accordingly subject to the Bates Street Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, the Sub-Redeveloper's application calls for the development of a mixed use residential and retail project consisting of a total of 129 residential units, self storage space, retail space, parking and related amenities (the "Project"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the JCRA, Master Redeveloper and Sub-Redeveloper desire to enter into formal negotiations for the entry of a Sub-Redeveloper Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment of the Pegasus Properties pursuant to the requirements of the Redevelopment Plan.

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The JCRA hereby designates Pegasus Enterprises, LLC as the Sub-Redeveloper of the Pegasus Properties within the Bates Street Redevelopment Area on the condition **that its claims are dismissed** as to all defendants in the matter of Docket No. HUD-L-000625-19 and a Sub-Redeveloper Agreement is entered between the JCRA, Master Redeveloper and Sub-Redeveloper within 120 days of the adoption of this Resolution.
3. The Executive Director of the JCRA is hereby delegated authority to grant one 30 day extension to the conditional designation, only if all parties are acting in good faith towards the entry of a Sub-Redeveloper Agreement.
4. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute documents necessary to effectuate the purposes of this Resolution subject only to review and approval of the JCRA's 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.



DIANA H. JEFFREY, SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 20, 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	✓			

[illegible]

SEE SHEET 137

SEE SHEET 136

138

SEE SHEET 157

PACIFIC AVENUE

GRAND STREET

CENTER

STREET

BATES STREET

GOLDEN

BROOK STREET

8 BRIGHT STREET

BRIGHT
STREET

2

/

1

SEE SHEET 126

4801 - C04A71EA27973300

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SC 745, 1st FLOOR ELECTED 1993

RICHARD A. MORALLE, P.E., P.L.S.

T & M ASSOCIATES
11 TRIBALL ROAD, MIDDLETOWN TOWNSHIP
MIDDLETOWN, NJ 07041

74B

SEE SHEET 126

138

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING 1.) THE TRANSFER OF REDEVELOPER DESIGNATION FROM JERSEY PARK INFRASTRUCTURE LLC TO EMERSON LEASING CO. I LLC FOR THE REDEVELOPMENT OF PROPERTY LOCATED AT BLOCK 6903, LOTS 1.02, 3.01 AND A PORTION OF 3.02 (F/K/A BLOCK 6903, LOTS 2 AND 3) A/K/A 255-259 COLES STREET AND 614 MONMOUTH STREET A/K/A THE STATCO PROPERTY 2.) THE CONSTRUCTION OF THE PUBLIC USE FACILITY, THE COLES STREET PARK (PORTIONS OF BLOCK 6004 AND 6005) AND CERTAIN OFF-SITE PUBLIC IMPROVEMENTS AND 3.) THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR ALL OF THE ABOVE 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:12-A-1 et seq. (as the same may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

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

WHEREAS, certain properties identified on the City’s tax maps as Block 6903, portions of Lots 1-4, commonly known as 255-259 Coles Street and 615 Monmouth Street, also known as “the Statco building” (collectively, the “**Original Statco Property**”) are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, pursuant to the Redevelopment Plan, the Agency established a program for the redevelopment of the Original Statco Property, and certain other community benefits within the Redevelopment Area, all comprising the Phased Development Project, as further described below and in the redevelopment agreement, and as is in substantially final form on file with the Agency (the “**Redevelopment Agreement**”); and

WHEREAS, Jersey Park Infrastructure, LLC (“**Jersey Park**”) was initially designated Redeveloper for the Phased Development Project, which was last extended by the Agency through October 31, 2019 by Resolution No. 19-06-09, with a possibility of an additional extension of thirty (30) days at the Agency’s Executive Director’s sole discretion; and

WHEREAS, on July 18, 2018, the Jersey City Planning Board by Resolution dated July 18, 2018 and memorialized on July 24, 2018 (the “**Phased Development Approval Resolution**”) granted Emerson Leasing Co. I LLC (the “**Redeveloper**”) Preliminary and Final Major site plan approval to construct a multi-phased project containing up to 1000 residential dwelling units, retail uses on the ground floor, and an approximately 23,900 square foot public use facility with associated attendant parking and community benefits (the “**Phased Development Project**”), and

WHEREAS, as part of the Phased Development Project, the redeveloper is required to construct Phase I of the Phased Development Project, which consists of a multi-family building containing 350 residential dwelling units, 349 parking spaces, 10,400 square feet of ground floor retail, approximately 23,900 square foot public use facility with 40 on-site parking spaces, as well as the Off-Site Public Improvements and the Coles Street Park (the “**Phase I Project**”) located on Block 6903, Lot 1.02, 3.01, 3.02 and a portion of Lot 4 (except as to Coles Street Park, which location is below), as more particularly described in the Phased Development Approval Resolution and the Redevelopment Plan; and

WHEREAS, as noted above, the Redeveloper is obligated to provide and construct certain improvements as community benefits as more particularly outlined in Section X(D)(2) of the Redevelopment Plan and described in the Phased Development Approval Resolution, including construction and delivery to the City of an approximately 23,900 square foot public use facility with 40 on-site parking spaces to be located within the Phase I Project (the “**Public Use Facility**”), and construction and delivery of a public park known as Coles Street Park, located on portions of Block 6004 and 6005 (the “**Coles Street Park**”), and

WHEREAS, Redeveloper is also obligated to provide and construct certain urgent upgrades and improvements to Coles Street, between 16th and 18th Streets, and a portion of 17th Street, between Coles Street and Jersey Avenue, to avoid chronic flooding and other issues, including without limitation, construction of water and sewer infrastructure, roadway improvements, sidewalks, drainage facilities, etc. (the “**Park Property Street Improvements**”); and

WHEREAS, the Phase 1 Project is also to include certain off-site public improvements as more particularly outlined in Section X(D)(2) of the Redevelopment Plan (the “**Off-Site Public Improvements**”), in the Phased Development Approval Resolution, and the Bonding Cost Estimates approved by the Jersey City Division of Engineering; and

WHEREAS, the Agency wishes to transfer the Redeveloper designation for the Project from Jersey Park to the Redeveloper, with the Redeveloper maintaining and assuming all responsibilities as Redeveloper under the Redevelopment Law; and

WHEREAS, the Agency also wishes to authorize the execution of the Redevelopment Agreement for the redevelopment of the Phase I Project by the Redeveloper, all as further described in the Redevelopment Agreement and in accordance with the Phased Development Approval Resolution and the Redevelopment Pan.

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

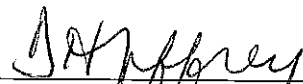
Section 1. The recitals above are hereby incorporated herein as if set forth at length.

Section 2. The Redeveloper designation for the project is hereby transferred from Jersey Park Infrastructure, LLC to Emerson Leasing Co. I LLC, with the Redeveloper maintaining and assuming all responsibilities as Redeveloper under the Redevelopment Law.

Section 3. The Executive Director is hereby authorized to execute the Redevelopment Agreement, in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with counsel and any and all other documents necessary to effectuate this Resolution subject to the review and approval of 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.

Section 5. 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 the Regular Meeting of August 20, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH MAST CONSTRUCTION SERVICES, INC. FOR STRUCTURAL CONSTRUCTION SERVICES AND ENGINEERING OVERSIGHT TO BE PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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, the Agency is the owner of certain property identified as Block 9501, Lot 22 on the official tax maps of the City, more commonly known as 25 Pathside Avenue/84 Sip Avenue ("**25 Pathside**" or, the "**Property**"), which is located within the Journal Square 2060 Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan (the "**Redevelopment Plan**"); and

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

WHEREAS, the Agency previously determined it was necessary to have a formal assessment of the structural integrity of the building at the Property, including of the façade and roof, which is in need of possible repair and may be compromised; and

WHEREAS, by Resolution No. 18-08-9 dated August 21, 2018, the Agency awarded a professional services contract for construction services and engineering oversight in an amount not-to-exceed \$37,500.00 ("**Contract #18-08-PAO3**") to MAST Construction Services, Inc. ("**MAST**"), for a term of one year, expiring on August 30, 2019; and

WHEREAS, due to multiple roof leaks being detected at the Property requiring additional architectural services to formulate a plan to install a replacement roof at the Property, the Agency desires to enter into and recommends a new contract for construction services and engineering oversight services, in an amount not to exceed \$37,500 with MAST for a term of one (1) year, commencing on August 31, 2019 and expiring on August 30, 2020, under the same terms and conditions as Contract #18-08-PAO3; and

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

WHEREAS, if required, notice of the contract authorized herein shall be published in a newspaper of general circulation in accordance with the LPCL,

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

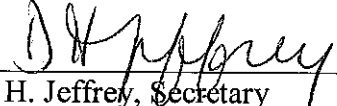
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a contract with MAST Construction Services, Inc. for construction services and engineering oversight in an amount not to exceed \$37,500.00 for a term of one (1) year to commence on August 31, 2019 and to expire on August 30, 2020.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on August 20, 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	✓			
Hon. Denise Ridley				✓
Hon. Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING OF
A PROFESSIONAL SERVICES CONTRACT WITH O'DONNELL &
NACCARATO STRUCTURAL ENGINEERS FOR STRUCTURAL
ENGINEERING SERVICES TO BE PERFORMED AT 25
PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL
SQUARE 2060 REDEVELOPMENT AREA**

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, the Agency is the owner of certain property identified as Block 9501, Lot 22 on the official tax maps of the City, more commonly known as 25 Pathside Avenue/84 Sip Avenue ("**25 Pathside**" or, the "**Property**"), which is located within the Journal Square 2060 Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan (the "**Redevelopment Plan**"); and

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

WHEREAS, the building at 25 Pathside's façade became compromised, necessitating scaffolding as a short-term solution to safeguard the structural integrity of the building the building's façade being compromised, requiring the Agency to retain the services of an engineering firm to determine how the building should be maintained and/or repaired; and

WHEREAS, by Resolution No. 18-08-10 dated August 21, 2018, the Agency awarded a professional services contract for structural engineering services in an amount not-to-exceed \$10,500.00 ("**Contract #18-08-PAO6**") to O'Donnell & Naccarato, Inc. ("**O'Donnell & Naccarato**"), for a term of one year, expiring on August 30, 2019; and

WHEREAS, due to multiple roof leaks being detected at the Property requiring additional structural engineering services to formulate a plan to install a replacement roof at the Property, the Agency desires to enter into and recommends a new contract for structural engineering services, in an amount not to exceed \$10,500 with O'Donnell & Naccarato, an extension of Contract #18-08-PAO6 for a term of one (1) year, commencing on August 31, 2019 and expiring on August 30, 2020, under the same terms and conditions as Contract #18-18-PAO6; and

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

WHEREAS, if required, notice of the contract authorized herein shall be published in a newspaper of general circulation in accordance with the LPCL,

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

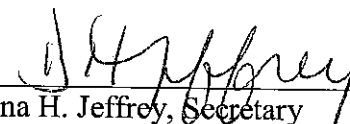
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a contract with O'Donnell & Naccarato, Inc. for structural engineering services for a term of one (1) year to commence on August 31, 2019 and expire on August 30, 2020, in an amount not to exceed Ten Thousand Five Hundred Dollars (\$10,500.00).

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on August 20, 2019.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES CONTRACT WITH DICARA RUBINO
ARCHITECTS FOR ARCHITECTURAL SERVICES TO BE
PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN
THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

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, the Agency is the owner of certain property identified as Block 9501, Lot 22 on the official tax maps of the City, more commonly known as 25 Pathside Avenue/84 Sip Avenue (“**25 Pathside**” or, the “**Property**”), which is located within the Journal Square 2060 Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan (the “**Redevelopment Plan**”); and

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

WHEREAS, the Agency previously determined it was necessary to have a formal assessment of the roof at the Property which is in need of possible repair; and

WHEREAS, by Resolution No. 18-08-11 dated August 21, 2018, the Agency awarded a professional services contract for architectural services in an amount of nine percent (9%) of the estimated costs of the roof replacement project (“**Contract #18-08-PA05**”) to DiCara Rubino Architects (“**DiCara Rubino**”), for a term of one year, expiring on August 30, 2019; and

WHEREAS, under the current term of Contract #18-08-PA05, the nine percent (9%) cap of the estimated costs of the roof replacement project equaled \$4,770.00; and

WHEREAS, due to multiple roof leaks being detected at the Property requiring additional architectural services to formulate a plan to install a replacement roof at the Property, the Agency desires to enter into and recommends a new contract for architectural services in an amount not to exceed \$4,770 with DiCara Rubino, for a term of one (1) year, commencing on August 31, 2019 and expiring on August 30, 2020, under the same terms and conditions as Contract #18-08-PA05; and

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

WHEREAS, if required, notice of the contract authorized herein shall be published in a newspaper of general circulation in accordance with the LPCL,

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

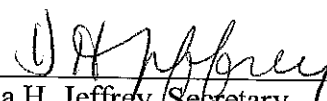
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a contract with DiCara Rubino Architects for architectural services for a term of one (1) year to commence on August 31, 2019 and expire on August 30, 2020, in an amount not to exceed \$4,770.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on August 20, 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	✓			
Hon. Denise Ridley				✓
Hon. Daniel Rivera	/			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 30 JOURNAL SQUARE PARTNERS LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 10702, LOTS 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15 AND AUTHORIZING EXECUTION OF AN ESCROW AGREEMENT WITH RESPECT THERETO FOR A PROPOSED PROJECT IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the "**City**") has designated that certain area known as the Journal Square 2060 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 "Journal Square 2060 Redevelopment Plan" to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, 30 Journal Square Partners LLC (the "**Redeveloper**") proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 10702, Lots 4, and 6-15 (the "**Property**"); and

WHEREAS, the Redeveloper proposes to: (i) construct a mixed-use tower approximately 718 feet in height containing 15,030 square feet of ground floor commercial retail space, 745 residential units, three (3) floors of residential amenity space, and 372 valet parking spaces; (ii) construct a public plaza of approximately 12,116 square feet; (iii) construct a promenade flanked on each side by one-story green-roofed retail buildings; and (iv) preserve the existing Jersey Journal building façade facing Sip Avenue; and

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") and the Redeveloper intend to pursue pre-development activities, including negotiation of a redevelopment agreement and other related actions (the "**Pre-Development Activities**"); and

WHEREAS, the Redeveloper recognizes that the Agency has incurred and will continue to incur costs and expenses in pursuing the Pre-Development Activities, and the Redeveloper is willing to defray such costs and expenses, with no assurance of any particular result; and

WHEREAS, the Agency wishes to designate the Redeveloper as redeveloper of the Property and commence the negotiation of a redevelopment agreement; and

WHEREAS, the Agency further wishes to enter into an escrow agreement with the Redeveloper (the "**Escrow Agreement**") to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in facilitating the redevelopment of the Property,

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. 30 Journal Square Partners LLC is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on December 31, 2019, which may be extended by the Executive Director in her sole discretion for two (2) additional periods of no more than thirty (30) days each.

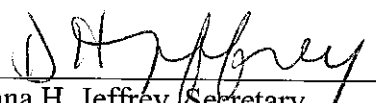
Section 3. If, by December 31, 2019 or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the conditional designation of 30 Journal Square Partners LLC as Redeveloper of the Property shall automatically expire without the need for any further action by the Board of Commissioners.

Section 4. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver the Escrow 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.

Section 5. 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 additional documents necessary or desirable to effectuate this Resolution, in consultation with counsel.

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 of August 20, 2019.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT
WITH LHN II, LLC IN CONNECTION WITH PHASE II OF THE
PROJECT LOCATED WITHIN THE LIBERTY HARBOR NORTH
REDEVELOPMENT AREA**

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

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

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

WHEREAS, on December 16, 2014, the Board of Commissioners of the Agency authorized a redevelopment agreement (the "**Redevelopment Agreement**") between the Agency and LHN II LLC (the "**Redeveloper**") in order to further the development of the project as further set forth therein (the "**Project**"); and

WHEREAS, the Redevelopment Agreement was executed by the parties and is effective as of February 17, 2015; and

WHEREAS, the Redeveloper obtained final site approval from the Jersey City Planning Board for Phase II of the Project, which approvals amended certain aspects of the Project, namely, that Phase II will now have 7,412 square feet of permitted commercial space and 107 parking spaces instead of 9,089 square feet of permitted commercial space and 118 parking spaces (the "**First Amendment**"); and

WHEREAS, the Board of Commissioners of the Agency authorized the First Amendment to the Redevelopment Agreement at its meeting on July 16, 2019; and

WHEREAS, in connection with the Redeveloper's construction loan financing of the Project, and as per a request from the Redeveloper's bank, the Redeveloper has requested that the Agency modify and update the Construction Timetable, Schedule C of the Redevelopment Agreement, to amend the substantial completion date from April 1, 2021 to April 1, 2022, all in accordance with the draft Second Amendment (the "**Second Amendment**"), on file in substantially final form with the Agency; and

WHEREAS, the Agency has reviewed the Second Amendment and desires to enter into same in order assist the Redeveloper's construction loan financing.

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

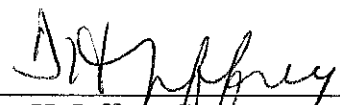
Section 1. The recitals above are hereby incorporated herein as if set forth at length.

Section 2. The Executive Director is hereby authorized to execute the Second Amendment to the Redevelopment Agreement, on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with counsel and any and all other documents necessary to effectuate this Resolution subject to the review and approval of counsel.

Section 3. The Chairman, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate this Resolution.

Section 4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 5. 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 the Regular Meeting of August 20, 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 CONVEYANCE OF PROPERTY IDENTIFIED IN THE CITY TAX MAPS AS BLOCK 26704, LOTS 4 & 5, BLOCK 27804, LOT 13, BLOCK 28401, LOT 40, BLOCK 21510, LOT 2 AND BLOCK 21501, LOT 18 FROM THE JERSEY CITY REDEVELOPMENT AGENCY TO THE CITY OF JERSEY CITY FOR THE PURPOSE OF ACCOMPLISHING THE FURTHERANCE OF THE MORRIS CANAL GREENWAY

WHEREAS, the City of Jersey City (the “City”) and the Jersey City Redevelopment Agency (the “Agency”) have determined to undertake a project to redevelop certain properties throughout the City with an aim to develop the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a 111-mile continuous pedestrian and bicycle trail (the “**Morris Canal Greenway**”); and

WHEREAS, the Agency has previously acquired the properties identified in the City tax maps as Block 26704, Lots 4 & 5, Block 27804, Lot 13, Block 28401, Lot 40, Block 21510, Lot 2 and Block 21501, Lot 18 (together, the “**Acquired Greenway Properties**”) in order to further the goal of developing the Morris Canal Greenway; and

WHEREAS, the development of the Morris Canal Greenway will improve connectivity between residential neighborhoods and downtown/waterfront areas, expanding access to employment, educational, commercial and community centers; and

WHEREAS, the City and the Agency desire to take further steps to develop and construct segments of the Morris Canal Greenway; and

WHEREAS, the staff of the Agency recommends that the Acquired Greenway Properties now be conveyed to the City for the nominal consideration of one-dollar (\$1.00).

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

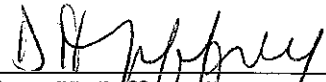
Section 1. The recitals above are hereby incorporated herein as if set forth at length.

Section 2. The conveyance of the Acquired Greenway Properties from the Jersey City Redevelopment Agency to the City of Jersey City for the nominal consideration of one-dollar (\$1.00) is hereby approved.

Section 3. The Executive Director is hereby authorized to execute a deed, and any and all other documents necessary, to effectuate this Resolution, subject to the review and approval of 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.

Section 5. 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 the Regular Meeting of August 20, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND THE CITY OF JERSEY CITY FOR PROPERTY LOCATED AT BLOCK 26704, LOTS 4 & 5, BLOCK 27804, LOT 13, BLOCK 28401, LOT 40, BLOCK 21510, LOT 2 AND BLOCK 21501, LOT 18 TO ACCOMPLISH THE FURTHERANCE OF THE MORRIS CANAL GREENWAY

WHEREAS, the City of Jersey City (the "**City**") and the Jersey City Redevelopment Agency (the "**Agency**") have determined to undertake a project to redevelop certain properties throughout the City with an aim to develop the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a 111-mile continuous pedestrian and bicycle trail (the "**Morris Canal Greenway**"); and

WHEREAS, the Agency has previously acquired the properties identified in the City tax maps as Block 26704, Lots 4 & 5, Block 27804, Lot 13, Block 28401, Lot 40, Block 21510, Lot 2 and Block 21501, Lot 18 (together, the "**Acquired Greenway Properties**") in order to further the goal of developing the Morris Canal Greenway; and

WHEREAS, the development of the Morris Canal Greenway will improve connectivity between residential neighborhoods and downtown/waterfront areas, expanding access to employment, educational, commercial and community centers; and

WHEREAS, the City and the Agency desire to work cooperatively to develop and construct segments of the Morris Canal Greenway, and to set forth their respective obligations within a Cooperation Agreement, a form of which is on file with the Agency (the "**Cooperation Agreement**"); and

WHEREAS, the Cooperation Agreement will include the obligation of the Agency to provide supplemental redevelopment and design services, including but not limited to, remediation of Phase I and Phase II of the Morris Canal Greenway, in order to accomplish the furtherance and development of the Morris Canal Greenway, subject to the furnishing and reimbursement from the City for all costs and expenses incurred, including all costs and expenses incurred on the design work completed by the Agency to date on behalf of the City.

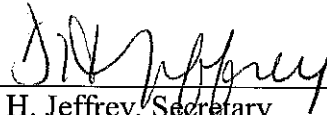
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

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

Section 2. The Executive Director is hereby authorized and directed to enter into a Cooperation Agreement with the City setting forth the respective duties and obligations of the City and the Agency with regard to the development of the Morris Canal Greenway.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver the Cooperation Agreement authorized herein and 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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at the Regular Meeting of August 20, 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 PROFESSIONAL SERVICES CONTRACT
WITH THE ALAIMO GROUP INC. FOR ENGINEERING
CONSULTING SERVICES IN THE MORRIS CANAL GREENWAY
COUNTRY VILLAGE 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 may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

WHEREAS, on behalf of the City, the Agency is participating in the development of a bicycle path along portions of the Morris Canal Greenway located within the City (the "**Project**"); and

WHEREAS, the Agency has a need for engineering consulting services in connection with the Country Village portion of the Project (the "**Engineering Services**") from an experienced and qualified firm; and

WHEREAS, Alaimo Group, Inc. ("**Alaimo**") has previously performed a portion of the Engineering Services for the Project in accordance with that certain Proposal for Jersey City Morris Canal Greenway Area dated August 15, 2017 (the "**Proposal**"), which proposed a total cost of Seventy-Five Thousand Dollars (\$75,000.00) for all tasks listed in the Proposal; and

WHEREAS, the Agency wishes to enter into a professional services agreement with Alaimo for the continued performance and the completion of the remaining Engineering Services listed in the Proposal, for a maximum term of one hundred twenty (120) days, and for an amount not to exceed Seven Thousand Nine Hundred and Seventy-Six Dollars and Twenty-Five Cents (\$7,976.25), payable in accordance with the cost breakdown in the Proposal; and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**"), the Engineering Services are professional services exempt from public bidding; and

WHEREAS, notice of the award of the agreement authorized herein shall be published in a newspaper of general circulation in accordance with the LPCL,

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


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

Section 2. The Board of Commissioners hereby authorizes a professional services agreement with Alaimo to perform the remaining Engineering Services listed in the Proposal, for an amount not to exceed Seven Thousand Nine Hundred and Seventy-Six Dollars and Twenty-Five Cents (\$7,976.25), and for a maximum term of one hundred twenty (120) days, all subject to the terms and conditions set forth in the Agency's form professional services agreement.

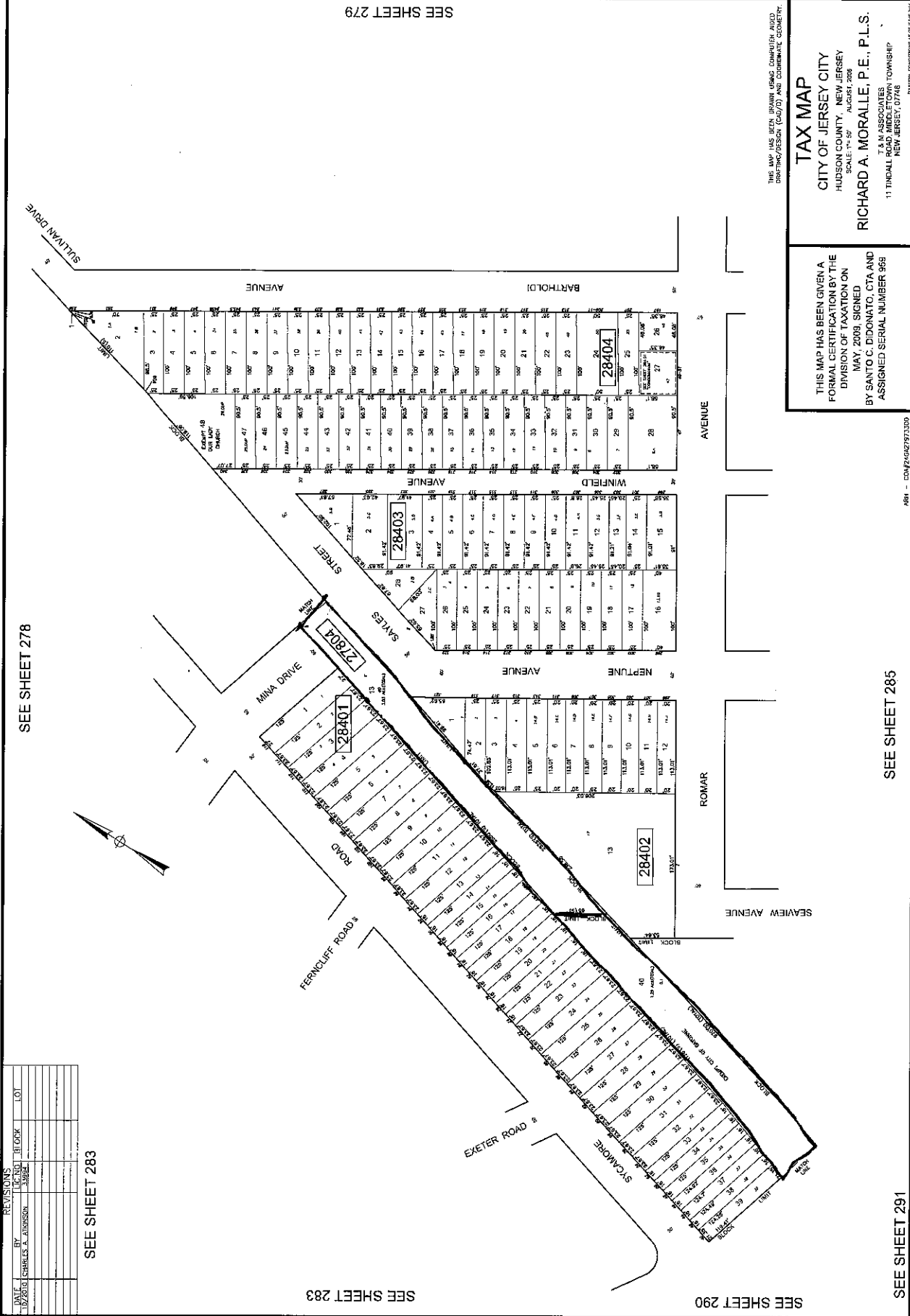
Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver the professional services agreement authorized herein and any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 20, 2019.


Diana H. Jeffrey, Secretary

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



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF AM DEVELOPMENT, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17504, LOT 16 A/K/A 306 JOHNSTON AVENUE WITHIN THE MORRIS CANAL 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 Morris Canal Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the Redevelopment Law; and

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

WHEREAS, AM Development, LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Morris Canal Redevelopment Area identified on the official tax maps of the City as Block 17504, Lot 16, commonly known as 306 Johnston Avenue (the “**Property**”); and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to construct a five (5) story mixed-use project containing eight (8) residential units, one of which shall be designated as an affordable unit, and with commercial space on the ground floor (the “**Project**”); and

WHEREAS, on March 26, 2019, by Resolution No. 19-03-12, the Agency designated the Redeveloper as redeveloper of the Property, and authorized the negotiation of a redevelopment agreement for a period of one hundred and twenty (120) days ending on July 17, 2019, which date could be extended for an additional thirty (30) days in the sole discretion of the Executive Director of the Agency; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until October 30, 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, so that the Agency and Redeveloper may complete the negotiation of a redevelopment agreement,

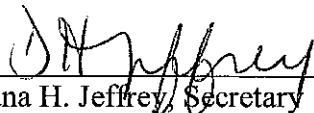
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until October 30, 2019, which expiration date may be extended 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-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 20, 2019.

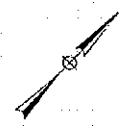
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

SEE SHEET 157

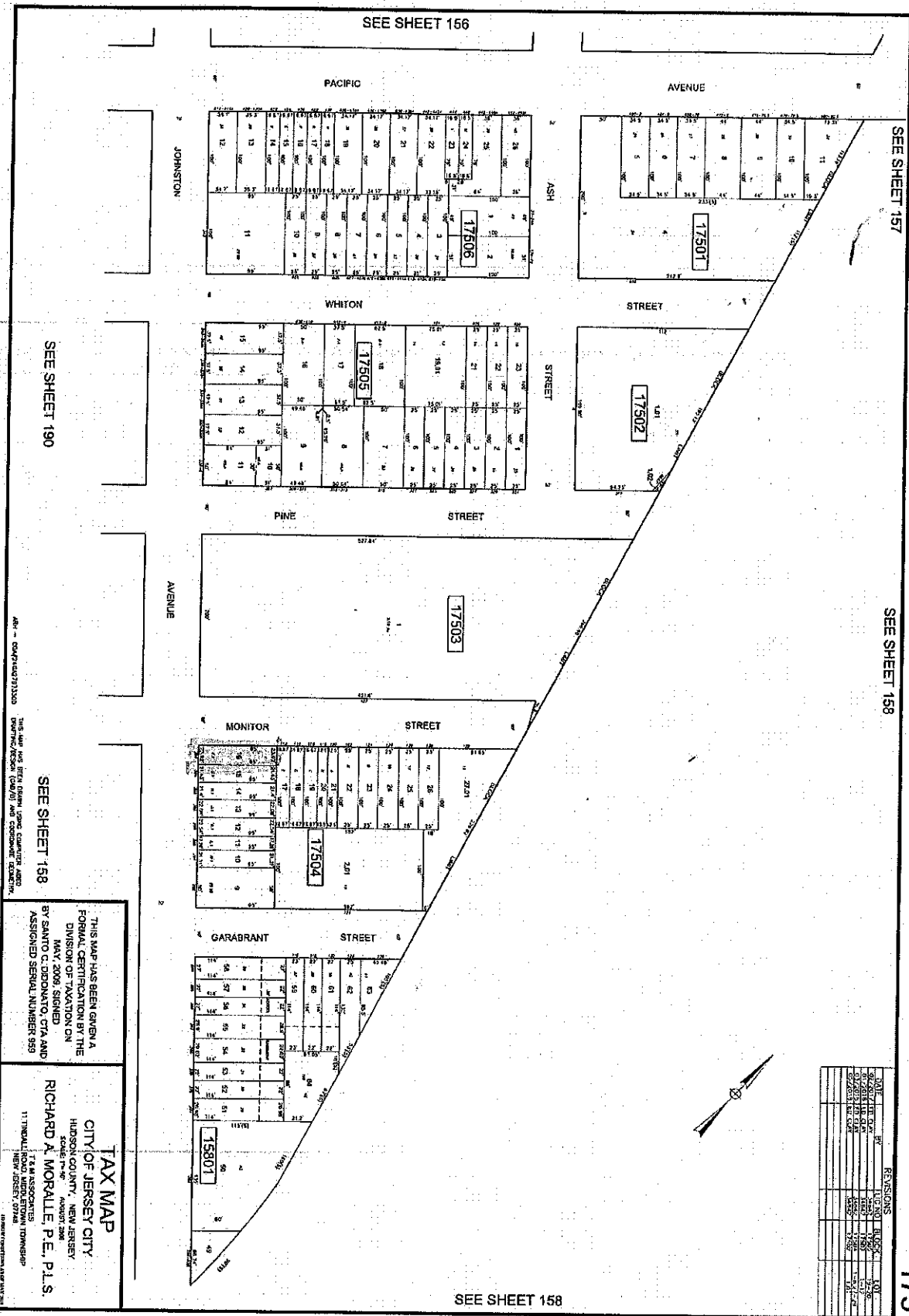
SEE SHEET 158

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REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	01/20/11	W.D.	INITIALS
2	02/01/11	W.D.	REVISION
3	02/01/11	W.D.	REVISION
4	02/01/11	W.D.	REVISION
5	02/01/11	W.D.	REVISION
6	02/01/11	W.D.	REVISION
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86	02/01/11	W.D.	REVISION
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88	02/01/11	W.D.	REVISION
89	02/01/11	W.D.	REVISION
90	02/01/11	W.D.	REVISION
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99	02/01/11	W.D.	REVISION
100	02/01/11	W.D.	REVISION



SEE SHEET 158



SEE SHEET 190

SEE SHEET 158

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY 2006, SIGNED BY SANTO C. DI DONATO, CTA AND ASSIGNED SERIAL NUMBER 959

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=40' AUGUST 2006
RICHARD A. MORALLE, P.E., P.L.S.
T.E.M. ASSOCIATES
NEW JERSEY, 07046

175

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 374 COMMUNIPAW SCHMITT PARTNERS, LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 20003, LOTS 17, 18 AND 19 IN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, in accordance with the Redevelopment Law the City has designated that certain area known as the Morris Canal Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Morris Canal Redevelopment Plan” to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, 374 Communipaw Schmitt Partners, LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 20003, Lots 17, 18 and 19, commonly known as 374-380 Communipaw Avenue (the “**Property**”); and

WHEREAS, the Redeveloper proposes to construct a five (5) story mixed-use project to contain nine (9) parking spaces and 2,600 square feet of commercial space on the ground floor and forty (40) residential units, of which five percent (5%) shall be affordable housing, and a roof deck on the remaining four (4) stories (the “**Project**”); and

WHEREAS, the Agency wishes to designate the Redeveloper as redeveloper of the Property and commence the negotiation of a redevelopment agreement.

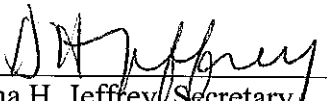
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. 374 Communipaw Schmitt Partners, LLC is hereby designated as the Redeveloper of the Property for a period of one hundred and twenty (120) days from the date hereof, ending on December 30, 2019 unless extended for a period of no more than thirty (30) days by the Executive Director in her sole discretion.

Section 4. If, by December 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 374 Communipaw Schmitt Partners, LLC as redeveloper of the Property shall automatically expire without any need for any further action of the Board.

Section 5. 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 other documents necessary to effectuate this Resolution, in consultation with counsel.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 20, 2019.

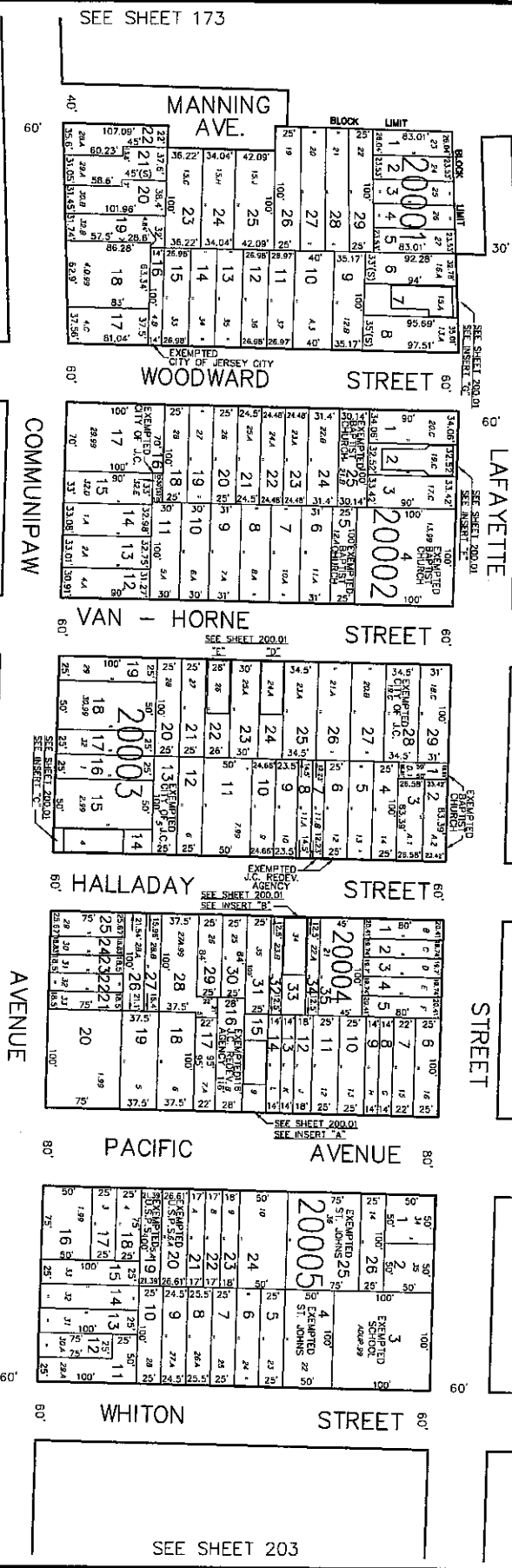
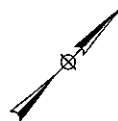
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

REVISIONS			
DATE	BY	LOCATION	REVISION

SEE SHEET 174

SEE SHEET 190

200



SEE SHEET 189

SEE SHEET 201

SEE SHEET 202

TM

THE TOWNSHIP MAP COMPANY, INC.

11 TINDAL ROAD, MIDDLETOWN, NJ 07748

TEL: 908-261-1234 FAX: 908-261-1235

WWW.TOWNSHIPMAP.COM

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

APRIL 1, 2008

RICHARD A. MORALLE, P.E., P.L.S.

T & M ASSOCIATES

11 TINDAL ROAD, MIDDLETOWN, NJ 07748

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A PROFESSIONAL SERVICES CONTRACT
WITH DRESDNER ROBIN TO ENABLE CONTINUATION OF
THE LICENSED SITE REMEDIATION PROFESSIONAL
SERVICES AT BERRY LANE PARK WITHIN THE MORRIS
CANAL REDEVELOPMENT AREA**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), the City of Jersey City (the “**City**”) adopted a redevelopment plan known as the Morris Canal Redevelopment Plan to effectuate and regulate the redevelopment of the Morris Canal Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is the owner of that certain property identified as Block 18901, Lot 1.01 on the official tax map of the City commonly known as 1 Berry Road or Berry Lane Park (the “**Site**”), which is located within the Redevelopment Area; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency has a need for environmental consulting and Licensed Site Remediation Professional (“**LSRP**”) services at the Site, including but not limited to project management and coordination, LSRP oversight, program management, construction support and document review (“**Environmental and LSRP Services**”), from an experienced and qualified firm; and

WHEREAS, Dresdner Robin (“**Dresdner**”) has previously performed Environmental and LSRP Services for the Site; and

WHEREAS, the Agency received a Proposal for Environmental Services from Dresdner dated August 14, 2019, which is on file with the Agency (the “**Proposal**”), to continue performing the Environmental and LSRP Services; and

WHEREAS, the Agency wishes to enter into a professional services agreement as Contract No. 19-08-DN6 with Dresdner to continue the Environmental and LSRP Services at the Site for an amount not to exceed Fifty-One Thousand Eight Hundred Twenty-Eight Dollars (\$51,828.00), payable in accordance with the hourly rate schedule set forth in the Proposal, and for a term of no more than one (1) year after the effective date of such agreement; and

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

WHEREAS, notice of the award of the agreement authorized herein shall be published in a newspaper of general circulation in accordance with the LPCL,

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

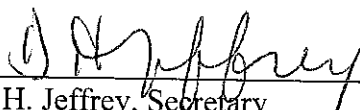
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a professional services agreement with Dresdner to perform the Environmental and LSRP Services for an amount not to exceed Fifty-One Thousand Eight Hundred Twenty-Eight Dollars (\$51,828.00) and for a term to expire no later than one (1) year after the effective date of such agreement, all subject to the terms and conditions set forth in the Agency's form professional services agreement.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 20, 2019.


Diana H. Jeffrey, Secretary

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

EXHIBIT A
PROPOSAL

DRESDNER ROBIN

DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
201.217.9200
WWW.DRESDNERROBIN.COM

Mr. Daniel Navario
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, New Jersey 07302

DR. Project No.: 00080-806
August 14, 2019

**Re: Proposal for Environmental Services
 Berry Lane Park Remedial Action Tasks
 Block 18901 Lot 1.01
 Jersey City, New Jersey 07302**

Dear Mr. Navario:

Dresdner Robin is pleased to provide you with this proposal for additional environmental services in connection to the above referenced project. The scope of work has been developed in consultation with the Licensed Site Remediation Professional (LSRP) for this project. Pursuant our discussions on August 14, 2019, this proposal includes anticipated Project Management and LSRP Oversight efforts needed within the next 12-month period as well as Construction Management Support for a three (3) month period.

PROPOSED SCOPE-OF-WORK

Task 1 - Project Management and Coordination

Dresdner Robin will provide project management and coordination including coordination of the ground water sampling events, laboratory confirmation, and routine correspondence with the client and/or their representatives associated with project related items such as invoicing, project status, summary emails and data validation and equipment rentals. It also includes time for reviewing subcontractor invoices and preparing monthly invoices.

Task 2 - LSRP Oversight and Program Management

This task assumes eight (8) hours a month for twelve (12) months for correspondence with the client and/or their representatives associated with project related items such as project status, summary emails as well as ongoing compliance with the LSRP program and coordination and project management of the LSRP.

Task 3 – Construction Support and Document Review

This task assumes environmental support services for the construction of the pavilion and skate park area and assumes the following:

- One (1) site visit for an estimated four (4) hour duration per week by Dresdner Robin field personnel for the duration of the earthwork activities and/or installation of the engineering controls (estimated at eight (8) weeks);
- Four (2) hours for LSRP and two (2) hours for a Project Management per week for twelve (12) weeks to review and respond to contractor submittals, correspondence with the client and/or their representatives associated with environmental matters related to the construction activities such as review of Contractor's Soil Management Plan, Dust Monitoring Plan, Dewatering Plan and Requests for Information (ROIs);

- Review and filing of bill of lading and soil disposal manifests for inclusion with future NJDEP regulatory submittals.

LICENSED SITE REMEDIATION PROFESSIONAL PROGRAM

This proposal assumes that the scope of work presented below will be conducted under the oversight of a LSRP following the relevant requirements of N.J.S.A. 58:10C – the Site Remediation and Reform Act (SRRA) and N.J.A.C. 7:26E – the Technical Requirements for Site Remediation. LSRP services will be conducted in accordance with Dresdner Robin's "Addendum to Standard Terms and Conditions for Licensed Site Remediation Professionals" (attached).

IMPORTANT CONSIDERATIONS AND NJDEP REPORTING OBLIGATIONS

Please be aware that if a discharge (as defined by SRRA) or an Immediate Environmental Concern (IEC) is identified at any time the "person responsible for performing the remediation" and the LSRP, both are obliged to notify the NJDEP in accordance with the Site Remediation Reform Act, N.J.S.A. 58-10C.

(This is a mandatory reporting requirement. In the case of an IEC, it also requires an immediate action). Thus, the existing property owner should be made aware that these reporting obligations could trigger significant costs associated with investigations and remediation of the discharge or IEC under SRRA's "affirmative obligation to remediate").

COST

Dresdner Robin's estimated cost to conduct the scope of work detailed in this proposal for an estimated price of **\$46,068.00**. All work will be invoiced monthly on a time and materials basis in accordance with Dresdner Robin's "Standard Terms and Conditions" and "2019 Rate Schedule" (attached). We draw to your attention that this proposal does not include any fees payable directly to the NJDEP.

Task 1 – Project Management and Coordination	\$13,500.00
Task 2 – LSRP Oversight	\$23,040.00
Task 3 – Construction Support and Document Review	\$9,528.00

To initiate this project, Dresdner Robin requires acceptance of this letter and confirmation of our engagement by your signature in the places provided below, initials on the "Standard Terms and Conditions", "Addendum to Standard Terms and Conditions for Licensed Site Remediation Professionals" and "2019 Rate Schedule". Please sign and return the original contract and initialed forms to Dresdner Robin, attention: Douglas Neumann.

Should there be any reason to expand the scope-of-work; Dresdner Robin will seek your approval before commencing any such additional work. Additional work and any additional NJDEP liaison required will be billed monthly at a time and materials basis in accordance with our 2019 Standard Fee Schedule following approval to proceed. Payment terms are 30 days from the date of the invoice.

Thank you once again for this opportunity to provide you with this proposal for environmental consulting services. We look forward to working with you on this project. If you have any questions or need additional information regarding the information presented herein, please do not hesitate to call me at (201) 266-5692.

Proposal for Environmental Services
Berry Lane Park
Jersey City, New Jersey

DR Project No.:00080-806
August 14, 2019

Sincerely,
Dresdner Robin

Douglas Neumann

Douglas Neumann
Director

Enclosure(s)

- Schedule of Fees
- Terms and Conditions

I hereby authorize Dresdner Robin to proceed in accordance with the above proposal and the attached Standard Terms and Conditions and Fee Schedule.

Signature:

Name of Authorized Person (printed):

Date:

Berry Lane Park
Proposed Remedial Action Tasks
August 2019

	Director	LSRP	Associate	Professional VII	Professional VI	Professional V	Professional IV	Professional III	Professional II	Professional I	Clerical/Admin Support	Unit Cost	Unit Desc.	# Units / Days	Extended Cost	Total
	260	240	230	205	187	172	157	140	125	110	104	80				
Task 1 - Project Management and Coordination																
Labor	12				16	20			24				\$13,500.00	annually	1	\$13,500.00
Task 2 - LSRP Oversight																
Labor		96											\$23,040.00	annually	1	\$23,040.00
Task 3 - Construction Support and Document Review																
Labor - Document Review		2					2						\$794.00	weekly	12	\$9,528.00
Labor - Site Visit									4				\$500.00	weekly	8	\$4,000.00
Labor - Bill of Lade and Manifest Management										2			\$220.00	weekly	8	\$1,760.00
Total Estimated Cost																\$57,828.00

STANDARD TERMS AND CONDITIONS

The standard terms and conditions applicable to any Agreement with Dresdner Robin Environmental Management, Inc. ("Dresdner Robin") are as follows:

1. **STANDARD OF CARE.** Services performed by Dresdner Robin under the Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions and in accordance with all applicable governmental laws, rules and regulations. Dresdner Robin does not make and by the Agreement hereby makes no other representation, warranty, or guarantee of any kind, expressed or implied, in the Agreement, or in any report, opinion, document or other communication, whether in oral, written or electronic form, delivered or supplied in connection with the Agreement.
2. **TERMINATION AND SUSPENSION.** Either party may terminate the Agreement for any reason by giving fourteen (14) days written notice of intent to do so. Notwithstanding any termination of the Agreement, Client shall pay Dresdner Robin for all services rendered as of the effective date of termination. Dresdner Robin reserves the right to suspend services immediately after the account becomes Past Due (as defined below). Dresdner Robin will have no liability whatsoever to the Client for any costs or damages resulting from such suspension.
3. **RETAINER.** If a retainer is required by the Agreement, Client shall submit the retainer payment at the execution of the Agreement. Dresdner Robin will credit the retainer payment against the final invoice. Notwithstanding the foregoing, should the Client's account become Past Due, Dresdner Robin reserves the right to apply the retainer against such Past Due amount and the Client shall be responsible for immediately replenishing the retainer. If the scope of work contemplated by this Agreement is modified or changed in any way, Dresdner Robin reserves the right to request an additional retainer to be paid upon acceptance of such modification.
4. **INVOICES, INTEREST, AND PAYMENT.** Except where noted, Dresdner Robin will perform the work on a time and materials expense basis in accordance with the Fee Schedule, which is subject to review and update. Lump Sum services will be billed on a percentage completion basis.
 - a. Invoices are to be paid in full within 30 days of the date of invoice. A Client's account is considered past due if any amount due remains unpaid 30 days after the invoice date ("Past Due").
 - b. 1.5% interest, calculated monthly, from the date of the original invoice, will be imposed on all bills that remain unpaid after 30 days.
 - c. Client has 30 days from the date of invoice in which to dispute any invoiced amount. Disputes must be in writing. If Client does not dispute any invoice within 30 days of its date, it is immediately due in full.
 - d. All payments are to be delivered to Accounts Payable, Dresdner Robin. One Evertrust Plaza Suite 901, Jersey City, NJ 07302.

It is understood that payment will be made directly by Client to Dresdner Robin and that payment will not be dependent upon Client receiving payment from a third party.

5. **EQUIPMENT, SUPPLIES, AND OTHER CHARGES:**
 - a. Time for field and out-of-office meeting activities is charged portal-to-portal.
 - b. Subcontractor services and the costs associated with the rental of specialized equipment will be billed at cost plus 10%.
 - c. Client is obligated to pay Dresdner Robin for reimbursable expenses, including application fees, printing and reproduction, delivery expenses, specialized equipment or materials, laboratory charges, etc. In addition, any significant third party expense incurred may be directly billed to the Client for direct payment to said third party.

- d. Charges for company-owned equipment and expendable supplies will be billed according to Dresdner Robin's schedule of charges.
 - e. All direct charges (i.e. rental vehicles, meals, air/rail travel and lodging, etc. and outside delivery and reproduction costs) will be billed at cost plus 5%. The use of personal vehicles for travel outside of NY and NJ will be charged at the then current (business use) IRS mileage recommendation.
 - f. Printing/ Reproduction, in-house large format copies will be invoiced at \$0.65 per square foot.
6. **CONFIDENTIALITY.** Dresdner Robin shall not intentionally divulge technical information related to services to be performed in connection with the Agreement without the prior written consent of Client, except (i) to employees, agents, subcontractors, and representatives who have a need to know such technical information for the performance of their duties as employees, agents, subcontractors or representatives; (ii) to the extent disclosure to a government entity or third party is requested by Client as part of Dresdner Robin's scope of services; (iii) to the extent that such technical information is previously known to Dresdner Robin or that becomes known through legal means, is public knowledge, or subsequently becomes public knowledge through no fault of Dresdner Robin and without breach of the Agreement; (iv) with respect to any disclosures that are compelled by any requirement of law or pursuant to any legal proceeding; provided that Dresdner Robin shall notify Client and use its commercially reasonable efforts determined by the circumstances to cooperate with Client, at Client's expense, to obtain a protective order or other similar determination with respect to the disclosure of such technical information; (v) to the extent necessary to comply with laws, regulations, ordinances, court orders, governmental directives, legal obligations and professional standards of conduct regarding the reporting of findings to appropriate public agencies; and (vi) to protect Dresdner Robin against claims or liabilities arising from the performance of the work under the Agreement.
7. **INDEMNIFICATION.** Dresdner Robin agrees to hold harmless, indemnify and defend Client from and against any liability to the extent resulting from Dresdner Robin's negligent acts, errors or omissions in the performance of the services provided pursuant to the Agreement. This indemnification does not extend to any services performed by other consultants, whether or not such other consultants were hired by Dresdner Robin as sub-consultants to this Agreement, and Client agrees to hold Dresdner Robin harmless from any claims relating to the performance or non-performance of any services provided by such other consultants or sub-consultants. Notwithstanding the foregoing, it is specifically understood and agreed that such indemnification shall be limited to the actual damages incurred. In no event shall Dresdner Robin be liable for any special, incidental, punitive, consequential damages, lost profits, commercial losses, or any other indirect damages. Dresdner Robin will not be liable for and will not indemnify the Client for the Client's own negligence.
8. **INSURANCE REQUIREMENTS.** Dresdner Robin will procure and maintain (1) statutory worker's compensation insurance coverage; (2) general liability insurance coverage in the amount of \$1,000,000 per occurrence and \$2,000,000 annual aggregate; (3) Automobile Liability Coverage in the amount of \$1,000,000 Combined Single Limit; and (4) professional liability insurance in the amount of \$1,000,000 per occurrence and \$2,000,000 annual aggregate, on a claims made basis. These insurances shall be with an acceptable insurance company authorized to do business in the State of New Jersey or State in which service is to be performed. All liability insurance policies written on a claims-made basis shall be maintained for a minimum of three (3) years following completion of all services under the Agreement as long as it is reasonably available under standard policies at rates comparable to those currently in effect.
9. **COMPLIANCE WITH LAWS.** Dresdner Robin and Client agree to comply with all applicable Local, State, and Federal laws and regulations pertaining to work under the Agreement.

10. **USE AND REUSE OF DOCUMENTS.** The "Documents" are all reports, laboratory test data, plans, and other similar documents which have been prepared solely for this project, in consideration of time-specific circumstances and regulatory requirements. The Documents are provided for the sole and exclusive use of the Client for specific application to the project. Any third party use of or reliance upon such Documents is prohibited without the express, written authorization of Dresdner Robin. Client agrees to defend, indemnify and hold harmless Dresdner Robin, its sub-consultants, officers, shareholders, agents and employees from and against any and all claims, damage, liability, costs, judgment, suits or expense (including reasonable defense and attorney fees) arising from any use or reuse of the Documents beyond the purpose for which they were prepared, any modifications of Documents, and any use of electronically prepared Documents (due to the unsecured nature of electronic documents).
- a. Client agrees that should any differences exist between printed drawings, specifications or other Documents delivered by Dresdner Robin in connection with the project and the electronic Documents, the information contained in the printed documents shall be presumed to be correct and take precedence over the electronic Documents.
 - b. If documents issued by Dresdner Robin do not expressly state "For Construction", the Client indemnifies Dresdner Robin for any and all claims associated from using the Documents for construction purposes.
11. **NOTICES.** Any notice required to be given under the Agreement is validly given, made or served if in writing and delivered personally; sent by registered or certified mail, return receipt required, postage prepaid, and addressed to the address listed in the Agreement and to: Tony Ianuale COO/CFO, Dresdner Robin Environmental Management Inc., One Evertrust Plaza, Suite 901, Jersey City, NJ 07302; or by facsimile and/or email, with a hard copy of such transmission to be sent by mail.
12. **SUCCESSORS AND ASSIGNS.** The Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. The parties agree that this Agreement is not intended to give any benefits, rights, actions or remedies to any other person or entity as a third-party beneficiary or otherwise under any theory of law.
13. **SEVERABILITY.** If any provisions of the Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby and Dresdner Robin and the Client will in good faith attempt to replace any such invalid, illegal, or unenforceable provision or provisions with one that is valid, legal and enforceable and which comes as close as possible to expressing the intent of the original provision or provisions.

DRESDNER ROBIN

2019 Rate Schedule

<u>Professional Services</u>	<u>\$ Hourly Rate</u>
Principal	295
Director	260
Associate Director	230
Professional VII *	205
Professional VI *	187
Professional V *	172
Professional IV *	157
Professional III *	140
Professional II *	125
Professional I *	110
Technician IV **	135
Technician III **	125
Technician II **	112
Technician I **	104
Technician **	84
Administrative Support	80
Geophysical Technician	185
Licensed Site Remediation Professional (LSRP)	240
Court Testimony (4 Hour Minimum) Per Hour	500
Public Hearing – Meeting / Testimony Per Meeting	975

* Professional designations may apply to any discipline: Engineer, Environmental Scientist, Surveyor, Landscape Architect, Planner, Information Technology.

** Technician designation may apply to any discipline. Functional titles may also include Construction Resident, Construction Inspector, CAD Operator.

Effective 1/01/2019

Client's Initials: _____

**ADDENDUM TO STANDARD TERMS AND CONDITIONS
FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES**

1. **APPLICABILITY OF THIS ADDENDUM.** The terms and conditions of this Addendum to Standard Terms and Conditions ("Addendum") will apply, in addition to the terms and conditions of Dresdner Robin Environmental Management's ("Dresdner Robin") Standard Terms and Conditions ("ST&Cs"), to the professional services of a Licensed Site Remediation Professional ("LSRP") provided by Dresdner Robin ("LSRP Services"). If, and to the extent that, the terms and conditions of this Addendum conflict or are inconsistent with the terms and conditions of the ST&Cs, the terms and conditions of this Addendum shall apply and control with respect to Dresdner Robin's performance of the LSRP Services.

2. **LSRP SERVICES.** The LSRP Services to be provided by Dresdner Robin shall consist of the performance of professional services by an LSRP in accordance with the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq. (SRRA) and Dresdner Robin's Proposal dated _____, attached hereto and incorporated herein as Appendix A, and any written change order accepted and agreed to by Dresdner Robin and Client. The LSRP performing professional services will be a Dresdner Robin employee who holds a current LSRP license. The LSRP will perform the professional services and tasks that are required to be conducted to complete the work in accordance with the SRRA, and subject to the standards for professional conduct therein, and other applicable remediation requirements. Dresdner Robin may terminate this agreement to provide LSRP Services if it reasonably believes that termination or withdrawal is required by the standards of professional conduct applicable to an LSRP.

3. **CLIENT ACKNOWLEDGMENTS AND DUTIES.** Client acknowledges and agrees as follows:

- a. During the term of this Agreement, Client agrees to perform or cause to be performed the obligations of the person responsible for conducting the remediation. Failure to perform these obligations, including adhering to mandatory timeframes, may give rise to penalties, damages or other adverse consequences or cost to Client. Client agrees to provide Dresdner Robin with all information and documents in its control that are relevant to the remediation. Dresdner Robin shall not be responsible for any claim, condition or consequence arising from Client's failure to perform any obligation required by this agreement or applicable law, or to fund the remediation, or arising from any relevant facts that are not disclosed at the time the services are performed.
- b. The SRRA requires the LSRP to comply with professional obligations to exercise independent professional judgment, make a good faith and reasonable effort to obtain information that is relevant and material to the remediation, disclose this information to the NJDEP and otherwise to comply with the SRRA. Dresdner Robin's LSRP is authorized by Client to perform the LSRP Services in accordance with the professional obligations of the SRRA and any other applicable law, and Client agrees to cooperate with the LSRP in the performance of these services.
- c. A Response Action Outcome (RAO) issued in the performance of the LSRP Services is a determination based upon the professional judgment and opinion of the LSRP and the facts available at the time that the remediation has been performed in accordance with applicable remediation requirements. An RAO does not constitute a warranty or guarantee of any kind, expressed or implied, by Dresdner Robin or the LSRP. The scope of an RAO, and the scope of the covenant not to sue that accompanies the RAO by operation of law, is limited by the scope of the remediation addressed in the RAO and does not include natural resource damages or restoration. An RAO is not a legal interpretation of environmental laws and regulations.

4. **ADDITIONAL REQUIREMENTS.** Dresdner Robin shall not be responsible for any additional requirements imposed by NJDEP or any other third party during its performance of any informal or formal screening(s), inspection(s), review(s) or audit(s) of the LSRP Services, or any consequences or costs thereof, except with respect to claims arising solely from the negligent acts or omissions of Dresdner Robin as expressly provided in the ST&Cs.

5. **DOCUMENTS.** Dresdner Robin will maintain and preserve data, documents and information prepared or obtained in connection with the LSRP Services in accordance with the SRRA and applicable regulations. Any RAO, opinion, certification, report, form or other document provided by Dresdner Robin to Client as part of the services are provided for the sole and exclusive use of the Client for specific application to the remediation. Dresdner Robin acknowledges and agrees that these documents may be conveyed to the NJDEP in connection with the remediation, and three electronic copies of the records will be submitted to NJDEP by Dresdner Robin at the time that an RAO is issued in accordance with the SRRA and applicable regulations.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A CONTRACT WITH BROWNFIELD
REDEVELOPMENT SOLUTIONS, INC. FOR LICENSED SITE
REMEDiation FOR PROFESSIONAL ENVIRONMENTAL
SERVICES FOR CERTAIN PROPERTY COMMONLY KNOWN AS
408-420 COMMUNIPAW AVENUE AND IDENTIFIED AS BLOCK
20001, LOTS 18-22 WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

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, the City adopted a redevelopment plan known as the Morris Canal Redevelopment Plan (the "**Redevelopment Plan**") to effectuate and regulate the redevelopment of the Morris Canal Redevelopment Area (the "**Redevelopment Area**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, specifically *N.J.S.A. 40A:12A-22(k)*, the Agency requires from time to time the services of certain professionals to assist the Agency in discerning the economic and environmental viability for potential redevelopment of various parcels owned by the Agency; and

WHEREAS, Block 20001, Lots 18 through 22, totaling approximately 0.42 acres, are Agency owned lots commonly known as 408-420 Communipaw Avenue (the "**Property**"), and are currently vacant and unused; and

WHEREAS, the Agency desires to perform certain professional environmental services on the Property, including a preliminary assessment, site investigation and related services, in order to prepare the Property for future redevelopment which could benefit the residents of the City; and

WHEREAS, the Agency received four (4) proposals from professional environmental services firms, including that of Brownfield Redevelopment Solutions, Inc. ("**BRS**"), which is on file with the Agency (the "**Proposal**") to perform a preliminary assessment, site investigation and related environmental services all as set forth in the Proposal (the "**Environmental Services**") on the Property, at a cost not to exceed \$78,600 and in accordance with the rate chart included; and

WHEREAS, the services of a Licensed Site Remediation Professional ("**LSRP**") are included in the Proposal; and

WHEREAS, having reviewed the Proposal, the Agency has determined that BRS possesses the requisite expertise and skilled personnel required to perform the required Environmental Services set forth in the Proposal and that, in consideration of all factors, entering into a contract with BRS in accordance with the Proposal will be cost-efficient, appropriate and in furtherance of the goals and objectives of the Redevelopment Law; and

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

WHEREAS, notice of the award of the agreement authorized herein shall be published in a newspaper of general circulation in accordance with the LPCL; and

WHEREAS, the Agency desires to execute a contract with BRS for the Environmental Services in accordance with the Proposal for a total not to exceed contract amount of \$78,600 and in accordance with a schedule to be established in consultation with the Agency for a term not to exceed to one (1) year, or completion of the services set forth in the Proposal, whichever is earlier.

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 the professional environmental services to BRS in an amount not to exceed \$78,600, for a term not to exceed one (1) year, or completion of the services set forth in the Proposal, whichever is earlier.

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

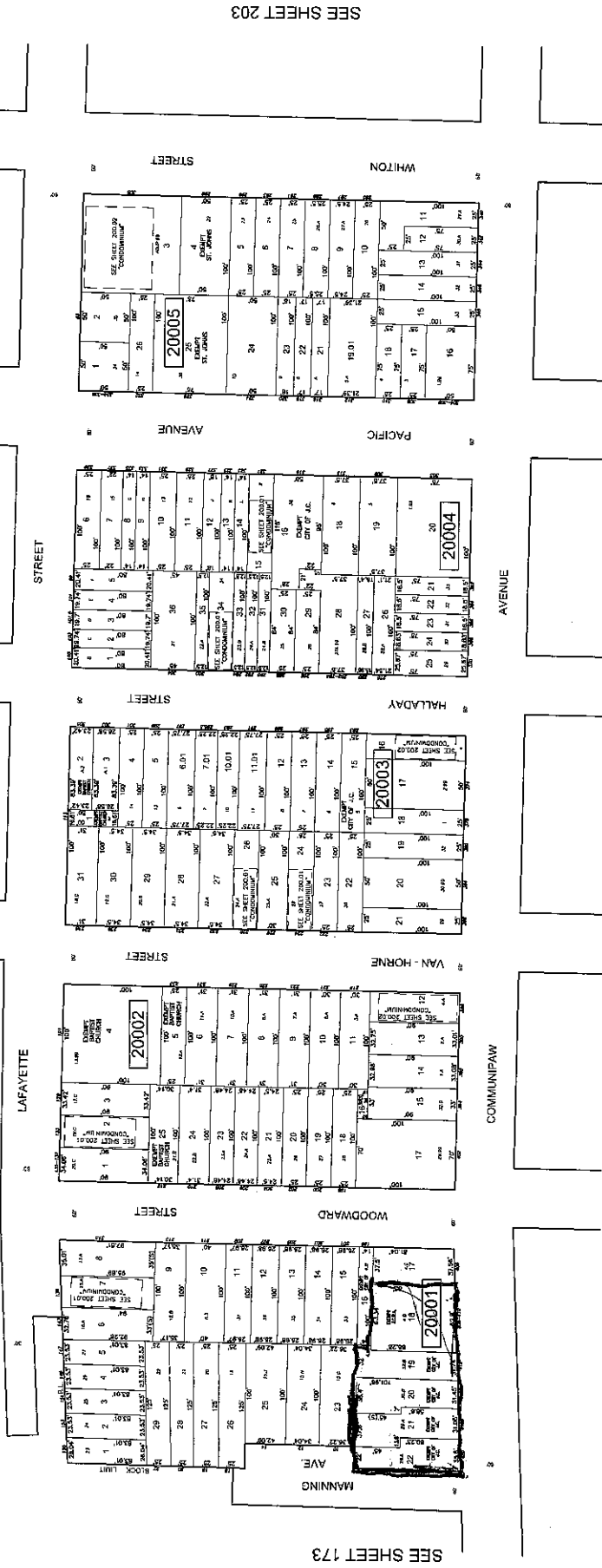
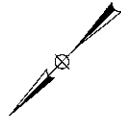
Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 20, 2019.

<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	✓			

SEE SHEET 174

REVISIONS			
DATE	BY	REASON	LOT
11/20/11	CHARLES A. ANTONSON	20000	10-11
07/21/11	CHARLES A. ANTONSON	20000	10-20
07/21/11	CHARLES A. ANTONSON	20000	10-20

SEE SHEET 190



SEE SHEET 203

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
SURVEYING (CAAS) AND CONFORMS TO THE
STANDARD OF THE NEW JERSEY BOARD OF SURVEYING AND MAPPING

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 TINDAL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

SEE SHEET 202

SEE SHEET 201

SEE SHEET 189

APN - COM2007973300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT WITH TSIVICOS ENTERPRISES, INC. TO BUILD A SKATE PARK AND RELATED SITE IMPROVEMENTS IN BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), the City of Jersey City (the “**City**”) adopted a redevelopment plan known as the Morris Canal Redevelopment Plan (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Morris Canal Redevelopment Area (the “**Redevelopment Area**”); and

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency has determined to construct a new concrete skateboard skating facility and related site improvements on the Property (the “**Project**”); and

WHEREAS, the Agency solicited bids for the construction of the Project in accordance with the Local Public Contracts Law and, in response, on July 12, 2019, it received three (3) bids from the following respondents: Tsivicos Enterprises, Inc.; RML Construction, Inc.; and Flanagan’s Contracting Group, Inc.; and

WHEREAS, the Agency has previously retained a Construction Manager, CME Associates (“**CME**”), and CME has reviewed all of the bids received by the Agency in connection with this Project. CME has determined that the Proposal from Tsivicos was the lowest bid and CME recommends that the Agency award Contract No. 19-08-DN65 to Tsivicos; and

WHEREAS, the Agency has determined the Proposal from Tsivicos was the lowest and most responsible bid; and

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

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

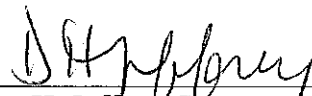
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes the Executive Director to enter into Contract No. 19-08-DN5 with Tsivicos for the construction of the Project in an amount not to exceed \$789,723.

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

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

Section 5. 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 August 20, 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 SALE OF AGENCY-OWNED PROPERTY IDENTIFIED AS BLOCK 18801, LOT 5 AND COMMONLY KNOWN AS 25 CLINTON AVENUE, WITHIN THE SCATTER SITE 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 Agency and 25 Clinton Avenue, LLC (the “**Redeveloper**”) have previously entered into that certain redevelopment agreement dated June 12, 2019 (the “**Redevelopment Agreement**”) and that certain purchase and sale agreement dated June 12, 2019 (the “**Purchase Agreement**,” and together with the Redevelopment Agreement, the “**Project Agreements**”); and

WHEREAS, pursuant to the Project Agreements, the Redeveloper proposes to acquire from the Agency that certain Agency property identified as Block 18801, Lot 5, commonly known as 25 Clinton Avenue (the “**Agency Parcel**”), located within the Scatter Site Redevelopment Area and governed by the Scatter Site Redevelopment Plan, and to construct thereon a four (4) story structure containing approximately 30 residential units (twenty-nine (29) two-bedroom, one-bathroom units, and one (1) one-bedroom, one-bathroom unit) together with certain infrastructure improvements in accordance with any site plan approval with respect to the Agency Parcel (as further described in the Redevelopment Agreement, the “**Project**”); and

WHEREAS, Section 1.03 of the Redevelopment Agreement and Section 2 of the Purchase Agreement provide that the Redeveloper shall pay to the Agency a purchase price for the Agency Parcel in the amount of ONE HUNDRED AND THIRTY THOUSAND DOLLARS (\$130,000.00); and

WHEREAS, the Agency wishes to authorize the Executive Director and certain other Agency officials to close on the sale of the Agency Parcel to the Redeveloper and perform related actions,

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

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

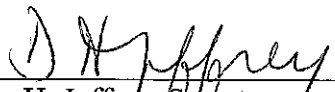
Section 2. The purchase price of ONE HUNDRED AND THIRTY THOUSAND DOLLARS (\$130,000.00) is hereby approved, subject to any credits or other adjustments in accordance with the Project Agreements, as may be applicable.

Section 3. (a) The Agency authorizes the Executive Director to execute and deliver the Deed to the Agency Parcel, and any other necessary documents and/or agreements between the Agency and the Redeveloper together with such additions, deletions and modifications as are necessary or desirable in consultation with counsel to the Agency to effectuate same and to close on the sale of the Agency Parcel. Said authorization includes accepting any and all associated documents from the Redeveloper, and the execution and delivery of any documents by the Agency, required to effectuate said sale.

(b) The Chairman, Vice Chair, Executive Director, Secretary and other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Project Agreements, and to take such actions or refrain from such actions as are necessary or desirable to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

(c) The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director, as previously authorized by Resolution No. 19-03-09 adopted on March 26, 2019.

Section 4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 20, 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 EXTENDING THE DESIGNATION OF BEE'S CONSTRUCTION, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN STREET, WITHIN THE TURNKEY 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 Turnkey Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the City has enacted the Turnkey 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, Bee's Construction, LLC (the "**Redeveloper**") proposes to redevelop that certain property within the Turnkey Redevelopment Area identified on the official tax maps of the City as Block 25101, Lot 6, commonly known as 199 Stegman Street (the "**Property**"); and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to construct a three (3) residential building with approximately 3,600 square feet containing two (2) market-rate, for-sale residential units, with vehicle parking for both units on the ground floor (the "**Project**"); and

WHEREAS, on March 26, 2019, by Resolution No. 19-03-16, the Agency designated the Redeveloper as redeveloper of the Property, and authorized the negotiation of a redevelopment agreement for a period of one hundred and twenty (120) days ending on July 17, 2019, which date could be extended for an additional thirty (30) days in the sole discretion of the Executive Director of the Agency; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until November 29, 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, so that the Agency and Redeveloper may complete the negotiation of a redevelopment agreement,

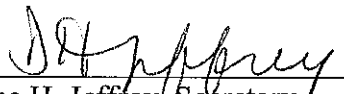
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until November 29, 2019, which expiration date may be extended 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-Chair, Executive Director, and/or Secretary of the Agency are each 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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 20, 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 AGENCY TO ENTER INTO AN AMENDMENT TO A REDEVELOPMENT AGREEMENT WITH VILLAGE TOWNHOUSE ESTATE, INC. AND TO DELIVER A CONFIRMATORY DEED WITH RESPECT TO CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE REDEVELOPMENT AREA

WHEREAS, Jersey City Redevelopment Agency (the "**Agency**") is an instrumentality of the City of Jersey City (the "**City**") operating pursuant to the provisions of the Local Redevelopment and Housing Law, as amended and supplemented, 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, previously the Agency and Village Townhouse Estate, Inc. (the "**Redeveloper**") entered into a Contract for Sale of Land for Private Redevelopment dated June 7, 1985 (the "**Redevelopment Agreement**") covering certain parcels of land on First Street located in the Village Redevelopment Area and subject to the Village Redevelopment Plan; and

WHEREAS, the Agency and the Redeveloper wish to amend the Redevelopment Agreement to provide for a revised project description, revised development time line and to provide for the payment of Agency fees in accordance with Agency Resolution # 16-03-14 adopted March 15, 2016, as may be amended from time-to-time, for the remaining parcels to be redeveloped (the "**Amendment**"); and

WHEREAS, pursuant to the Redevelopment Agreement, and sometime after it was executed, the Agency transferred title, via a deed, to certain Agency owned parcels. A recorded copy of this Deed does not appear in the County land records and the original Deed cannot be located. The parties wish to execute and record a deed confirming the original transfer from the Agency to the Redeveloper (the "**Confirmatory Deed**"); provided however, that the Redeveloper shall pay the Agency Five Thousand Dollars (\$5,000.00) for the Agency's costs in this regard prior to the Agency's delivery of the Confirmatory Deed to the Redeveloper; and

WHEREAS, the Agency desires to approve the Amendment and the Confirmatory Deed, authorize the execution thereof, and authorize certain other actions and determinations in connection therewith,

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

GENERAL

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

AUTHORIZATION

2. (a) The Agency hereby approves the Amendment, together with any changes, insertions and omissions thereto as the Executive Director, after consultation with counsel to the Agency, deem in their collective discretion to be necessary or desirable for the execution thereof.

(b) The Agency authorizes the Executive Director to execute and deliver the Confirmatory Deed, provided however, that the Redeveloper shall pay the Agency Five Thousand Dollars (\$5,000.00) for the Agency's costs in this regard prior to the Agency's delivery of the Confirmatory Deed to the Redeveloper. The Agency further authorizes the Executive Director, to execute and deliver the Amendment and any other necessary documents and/or agreements between the Redeveloper and the Agency together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same, to close on the purchase of the Property. Said authorization includes accepting any and all associated documents from Redeveloper, and the execution and delivery of any documents by the Agency, required to effectuate the Amendment and the Confirmatory Deed.

(c) The Chairman, Vice Chair, Executive Director, Secretary and other necessary Agency Officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Amendment and the Confirmatory Deed, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

(d) The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director as previously authorized by Resolution No. 19-03-09 adopted on March 26, 2019.

3. 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.

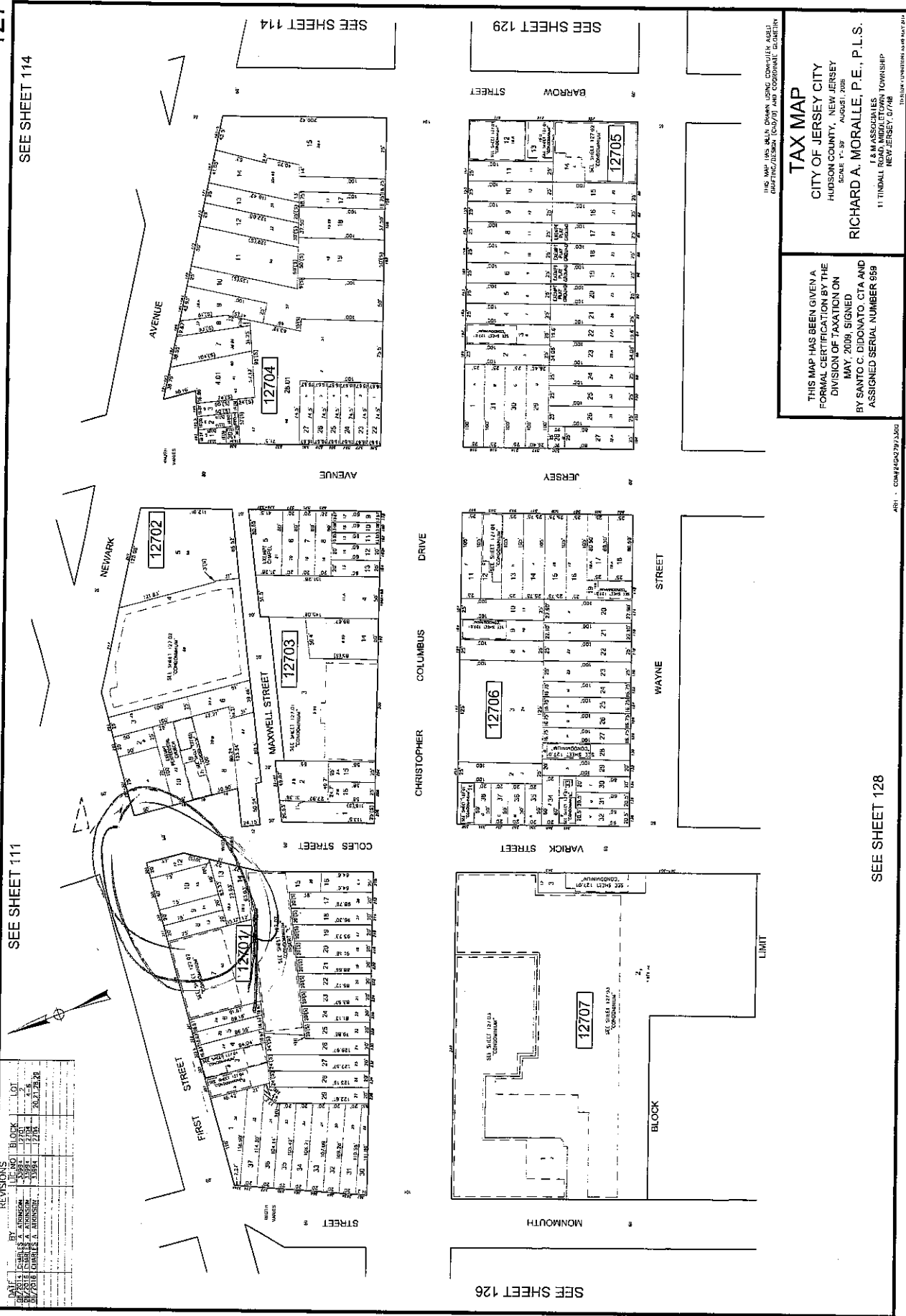
4. A copy of this Resolution shall be available for public inspection at the offices of the Agency.

5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of August 20, 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	✓			



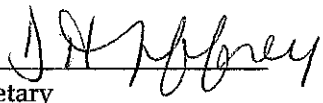
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ELIZABETH VASQUEZ AND DANIEL NAZARIO TO ATTEND
THE NATIONAL BROWNFIELDS TRAINING CONFERENCE IN
LOS ANGELES, CA ON DECEMBER 11 THROUGH 13 2019**

WHEREAS, the 2019 National Brownfields Training Conference will be held on December 11 and 13, 2019 at the Los Angeles Convention Center; and

WHEREAS, Elizabeth Vasquez, Supervising Fiscal Officer and Daniel Nazario, Project Manager, have requested to attend the National Brownfields Training Conference; and

WHEREAS, the registration cost for the conference is \$250 per person and the Agency will also cover the cost of overnight accommodations, meals, travel, ect., for all parties.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Elizabeth Vasquez and Daniel Nazario to attend the 2019 National Brownfields Training Conference, which will be held on December 11 through 13, 2019 at the Los Angeles Convention Center in Los Angeles, CA.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of August 20, 2019

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


RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
DIANA JEFFREY AND CHRIS FIORE TO ATTEND THE
GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC
DEVELOPMENT IN ATLANTIC CITY ON SEPTEMBER 16 AND 17
2019

WHEREAS, the 2019 Governor's Conference on Housing and Economic Development will be held on September 16 and 17, 2019 at the Waterfront Conference Center at Harrah's; and

WHEREAS, Diana Jeffrey, Executive Director and Christopher Fiore, Assistant Executive Director, have requested to attend the Governor's Conference; and

WHEREAS, the registration cost of the conference is \$250 per person and the Agency will also cover the cost of overnight accommodations, meals, travel, ect., for all parties.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Diana Jeffrey and Christopher Fiore to attend the 2019 Governor's Conference on Housing and Economic Development on September 16 and 17, 2019.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of August 20, 2019

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE FINANCIAL MANAGEMENT PROGRAM AT RUTGERS UNIVERSITY DURING THE FALL SEMESTER

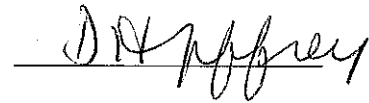
WHEREAS, Rutgers University will hold a Financial Management Program during the 2019 Fall Semester; and

WHEREAS, Elizabeth Vasquez, a Certified Purchasing Officer, was asked to attend this forum; and

WHEREAS, the registration cost of the Municipal Finance Administration course is \$831 per person; and

WHEREAS, the actual cost of travel will be reimbursed to the employee by the Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Elizabeth Vasquez to attend the Financial Management Program during the 2019 Fall Semester;



Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of August 20, 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 Ona				
Denise Ridley				
Daniel Rivera				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
FERRAIOLI, WIELKOTZ, CERULLO AND CUVA, P.A. FOR
PROFESSIONAL ACCOUNTING AND FINANCIAL 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 accounting and financial services of certain projects throughout the City (the "**Account**"); 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 one (1) 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 for accounting and financial services, to include the following firms:

1. **Ferraioli, Wielkatz, Cerullo and Cuva, P.A.**, 401 Wanaque Avenue
Pompton Lakes, NJ 07442

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:

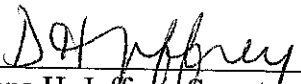
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

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 accounting and financial 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 August 20, 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 PREPARATION, ADVERTISEMENT AND ISSUANCE OF
COMPETITIVE CONTRACTING REQUEST FOR PROPOSALS
FOR GRAPHIC DESIGN & WEB SERVICES FOR A ONE YEAR
TERM**

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 and Redevelopment Plan, the Agency requires property management and social services at the Development (the "**Property Management and Social Services**"); and

WHEREAS, the Agency desires to partner with a qualified for-profit or not-for-profit entity to provide graphic design and web site maintenance services by way of competitive contracting, specifically in the form of a Request for Proposals ("**RFP**"); and

WHEREAS, pursuant to *N.J.S.A. 40A:11-4.1 et seq.*, (the "**Local Public Contracts Law**") the Agency may use competitive contracting, including the issuance of an RFP, for the hiring of a for-profit or a not-for-profit entity incorporated under Title 15A of the New Jersey Statutes for the purpose of the operation, management or administration of social service facilities or programs as more particularly described in *N.J.S.A. 40A:11-4.1(b)(2)*; and

WHEREAS, in accordance with the Local Public Contracts Law, the contract for the graphic design and web site maintenance services will be awarded to that entity submitting a proposal that, when evaluated, most successfully meets the stated criteria depicted within the RFP; and

WHEREAS, notice of availability of the RFP shall be published in the official newspaper of the Agency at least twenty (20) days prior to the date established for the submission of proposals pursuant to *N.J.S.A. 40A:11-4.5(a)*; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-4.3*, the Agency is required to pass a formal resolution authorizing issuance of the RFP,

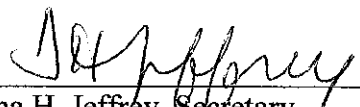
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The Board of Commissioners hereby authorizes the preparation, advertising and issuance of a Competitive Contracting for graphic design and web site maintenance services under the competitive contracting process defined in *N.J.S.A. 40A:11-4.1 et seq.* at the Jersey City Redevelopment Agency.

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

Section 4. This resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

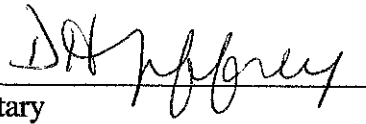
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 16, 2019.

<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 AUGUST 20, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of August 20, 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 August 20, 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 August 20, 2019

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

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
205 Baldwin, LLC								
205 Baldwin, LLC	8/20/2019	8/15/2019	08/09/19 Refund Fee	Refund-Application Fee	\$5,000.00	\$0.00		\$5,000.00
				Totals for 205 Baldwin, LLC:	\$5,000.00	\$0.00		\$5,000.00
21 CONTRACTING LLC								
21 CONTRACTING LLC	8/20/2019	8/8/2019	08/08/19-3	Clean Up: 199 Woodward St.	\$5,450.00	\$0.00		\$5,450.00
21 CONTRACTING LLC	8/20/2019	8/8/2019	08/08/19-2	Fence, Barricade 322-330 MLK Dr.	\$17,850.00	\$0.00		\$17,850.00
21 CONTRACTING LLC	8/20/2019	8/8/2019	08/08/19	Clean Up: 314 MLK Drive	\$18,900.00	\$0.00		\$18,900.00
21 CONTRACTING LLC	8/20/2019	8/8/2019	08/08/19	Clean Up: Morris Canal	\$18,500.00	\$0.00		\$18,500.00
21 CONTRACTING LLC	8/20/2019	8/8/2019	08/08/19-4	Clean Up: 53 MLK Dr.	\$44,200.00	\$0.00		\$44,200.00
21 CONTRACTING LLC	8/20/2019	8/8/2019	08/08/19-1	Fence Installing and Cleaning: 53 MLK Dr.	\$13,960.00	\$0.00		\$13,960.00
				Totals for 21 CONTRACTING LLC:	\$118,860.00	\$0.00		\$118,860.00
66 YORK STREET, LLC								
66 YORK STREET, LLC	8/20/2019	8/1/2019	09/01/19 Electric	Electric Utility Payment - 66 York St.	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	8/20/2019	8/1/2019	09/01/19 Monthly Op	Monthly Operating Expenses	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	8/20/2019	8/1/2019	September Rent	Rent-September 2019	\$9,801.38	\$0.00		\$9,801.38
				Totals for 66 YORK STREET, LLC:	\$10,699.90	\$0.00		\$10,699.90
AAMCO Transmission								
AAMCO Transmission	8/20/2019	8/13/2019	J163094	Repairs Vehicle ICRA	\$277.85	\$0.00		\$277.85
				Totals for AAMCO Transmission:	\$277.85	\$0.00		\$277.85
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	8/20/2019	8/1/2019	A0000000280020 00	Deductible - Joyce McNeil	\$392.00	\$0.00		\$392.00
				Totals for ADMIRAL INSURANCE COMPANY:	\$392.00	\$0.00		\$392.00
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	8/20/2019	7/31/2019	Application #12	Maintenance HDSB - Pathside	\$2,550.00	\$0.00		\$2,550.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$2,550.00	\$0.00		\$2,550.00
AEA Consulting								
AEA Consulting	8/20/2019	8/5/2019	16821	Museum Development Project / Path Train	\$3,313.25	\$0.00		\$3,313.25
				Totals for AEA Consulting:	\$3,313.25	\$0.00		\$3,313.25
AFLAC								
AFLAC	8/20/2019	8/1/2019	September 2019	Employee Deductions per payroll 09/19	\$565.44	\$0.00		\$565.44
				Totals for AFLAC:	\$565.44	\$0.00		\$565.44
ALAIMO GROUP								
ALAIMO GROUP	8/20/2019	5/31/2019	110808	Engineering Svcs - JC Greenway-Access Path	\$902.50	\$0.00		\$902.50
				Totals for ALAIMO GROUP:	\$902.50	\$0.00		\$902.50
AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA								
AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA	8/20/2019	8/9/2019	Pol#69002118602018	Flood Insurance Renewal - 180 9TH St.	\$3,553.00	\$0.00		\$3,553.00
				Totals for AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA:	\$3,553.00	\$0.00		\$3,553.00

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
Apruzzese, McDermott, Mastro & Murphy								
Apruzzese, McDermott, Mastro & Murphy	8/20/2019	7/24/2019	220169	Legal Services: Employee Discipline	\$630.00	\$0.00		\$630.00
				<i>Totals for Apruzzese, McDermott, Mastro & Murphy:</i>	<i>\$630.00</i>	<i>\$0.00</i>		<i>\$630.00</i>
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	8/20/2019	7/3/2019	4159929	Professional Services: Bates Street	\$4,510.00	\$0.00		\$4,510.00
ARCHER & GREINER, P.C.	8/20/2019	7/3/2019	4159362	Professional Services: 61-63 Sip Avenue	\$440.00	\$0.00		\$440.00
ARCHER & GREINER, P.C.	8/20/2019	7/3/2019	4159356	Professional Services: LMD # 13 Urban Renew	\$3,752.38	\$0.00		\$3,752.38
ARCHER & GREINER, P.C.	8/20/2019	7/9/2019	4159931	Professional Services: 306 Johnston Avenue	\$1,993.69	\$0.00		\$1,993.69
ARCHER & GREINER, P.C.	8/20/2019	7/9/2019	4159935	Legal Services - 326-328 Johnston Avenue	\$1,787.50	\$0.00		\$1,787.50
ARCHER & GREINER, P.C.	8/20/2019	7/3/2019	4159358	Professional Services: 199 Woodward	\$1,260.00	\$0.00		\$1,260.00
ARCHER & GREINER, P.C.	8/20/2019	7/9/2019	4159933	Professional Services: Liberty Plant Sciences	\$4,152.50	\$0.00		\$4,152.50
ARCHER & GREINER, P.C.	8/20/2019	7/9/2019	4159934	Professional Services: General Representation	\$1,190.00	\$0.00		\$1,190.00
ARCHER & GREINER, P.C.	8/20/2019	7/9/2019	4159935	Professional Services: 326 - 328 Johnston Avenue	\$1,787.50	\$0.00		\$1,787.50
				<i>Totals for ARCHER & GREINER, P.C.:</i>	<i>\$20,873.57</i>	<i>\$0.00</i>		<i>\$20,873.57</i>
BOUQUETS & BASKETS								
BOUQUETS & BASKETS	8/20/2019	3/1/2019	044026/1	Lucy Cooper	\$170.00	\$0.00		\$170.00
				<i>Totals for BOUQUETS & BASKETS:</i>	<i>\$170.00</i>	<i>\$0.00</i>		<i>\$170.00</i>
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	8/20/2019	7/10/2019	4358	Green Acres Division Application	\$250.00	\$0.00		\$250.00
BROWNFIELD REDEVELOPMENT S	8/20/2019	7/10/2019	4357	Grand Jersey	\$285.00	\$0.00		\$285.00
BROWNFIELD REDEVELOPMENT S	8/20/2019	8/2/2019	4379	Green Acres Diversion Application	\$3,177.50	\$0.00		\$3,177.50
BROWNFIELD REDEVELOPMENT S	8/20/2019	7/10/2019	4356	EPA Haz Sub	\$1,066.50	\$0.00		\$1,066.50
BROWNFIELD REDEVELOPMENT S	8/20/2019	8/2/2019	4376	Oversight & Mgmt Svcs for EPA Haz Sub	\$636.25	\$0.00		\$636.25
BROWNFIELD REDEVELOPMENT S	8/20/2019	8/2/2019	4377	Oversight & Mgmt Svcs for EPA Grand Jers	\$482.50	\$0.00		\$482.50
BROWNFIELD REDEVELOPMENT S	8/20/2019	8/2/2019	4378	Oversight & Mgmt Svcs for Petro Assessment	\$828.75	\$0.00		\$828.75
BROWNFIELD REDEVELOPMENT S	8/20/2019	8/2/2019	4404	Misc. Grant Support	\$497.50	\$0.00		\$497.50
BROWNFIELD REDEVELOPMENT S	8/20/2019	7/10/2019	4359	EPA Petro Assessment	\$841.50	\$0.00		\$841.50
				<i>Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:</i>	<i>\$8,065.50</i>	<i>\$0.00</i>		<i>\$8,065.50</i>
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	8/20/2019	6/30/2019	764-06.19	Environmental Services: Ocean & Dwight Wa	\$5,412.04	\$0.00		\$5,412.04
				<i>Totals for BROWNFIELD SCIENCE & TECHNOLOGY:</i>	<i>\$5,412.04</i>	<i>\$0.00</i>		<i>\$5,412.04</i>
CASH								
CASH	8/20/2019	8/20/2019	petty cash	Replenishment of Petty Cash	\$298.53	\$0.00		\$298.53
				<i>Totals for CASH:</i>	<i>\$298.53</i>	<i>\$0.00</i>		<i>\$298.53</i>
CME ASSOCIATES								
CME ASSOCIATES	8/20/2019	7/31/2019	0245970	Engineering Services - BLP Improvements	\$6,112.50	\$0.00		\$6,112.50
CME ASSOCIATES	8/20/2019	7/31/2019	0245969	Engineering Services - Garfield Ave	\$4,221.00	\$0.00		\$4,221.00
CME ASSOCIATES	8/20/2019	7/15/2019	0245370	Professional Services: Garfield Ave Developm	\$6,065.75	\$0.00		\$6,065.75
CME ASSOCIATES	8/20/2019	7/10/2019	0245126	Professional Services: BLP	\$2,739.25	\$0.00		\$2,739.25
CME ASSOCIATES	8/20/2019	7/31/2019	0245971	Engineering Services - Skate Park	\$2,094.50	\$0.00		\$2,094.50

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
CME ASSOCIATES	8/20/2019	8/10/2019	0245127	Professional Services: BLP	\$2,599.50	\$0.00	\$2,599.50
CME ASSOCIATES	8/20/2019	7/31/2019	0245976	Professional Services - Bayfront Project	\$20,132.50	\$0.00	\$20,132.50
				Totals for CME ASSOCIATES:	\$43,965.00	\$0.00	\$43,965.00
COMCAST							
COMCAST	8/20/2019	7/16/2019	665-OCEAN	Business Internet/Voice - 665 Ocean	\$175.28	\$0.00	\$175.28
				Totals for COMCAST:	\$175.28	\$0.00	\$175.28
COONEY BOVASSO REALTY ADVISORS							
COONEY BOVASSO REALTY ADVI	8/20/2019	4/9/2019	19-5237	Property Appraisal - 326-330 MLK Drive	\$3,200.00	\$0.00	\$3,200.00
				Totals for COONEY BOVASSO REALTY ADVISORS:	\$3,200.00	\$0.00	\$3,200.00
CRYSTAL POINT CONDOMINIUM ASSOC.							
CRYSTAL POINT CONDOMINIUM A	8/20/2019	8/1/2019	102 ZMonthly Fee	Monthly Maintenance Fee	\$151.02	\$0.00	\$151.02
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$151.02	\$0.00	\$151.02
DRESDNER ROBIN ENVIRON MGMT							
DRESDNER ROBIN ENVIRON MGM	8/20/2019	7/12/2019	14264	Professional Services: BLP	\$1,083.75	\$0.00	\$1,083.75
DRESDNER ROBIN ENVIRON MGM	8/20/2019	6/17/2019	14118	Professional Services: BLP	\$1,632.50	\$0.00	\$1,632.50
DRESDNER ROBIN ENVIRON MGM	8/20/2019	6/27/2019	14133	Professional Services: BLP	\$717.50	\$0.00	\$717.50
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$3,433.75	\$0.00	\$3,433.75
ELIZABETH VASQUEZ							
ELIZABETH VASQUEZ	8/20/2019	8/20/2019	Travel	Brownfield Conference for E.V. and D.N.	\$699.20	\$0.00	\$699.20
				Totals for ELIZABETH VASQUEZ:	\$699.20	\$0.00	\$699.20
EVENING JOURNAL ASSOCIATION							
EVENING JOURNAL ASSOCIATION	8/20/2019	7/31/2019	1147810 07/19	Public Notices	\$90.30	\$0.00	\$90.30
				Totals for EVENING JOURNAL ASSOCIATION:	\$90.30	\$0.00	\$90.30
FEDERAL EXPRESS							
FEDERAL EXPRESS	8/20/2019	8/12/2019	6-702-86929	Fedex Services	\$417.60	\$0.00	\$417.60
				Totals for FEDERAL EXPRESS:	\$417.60	\$0.00	\$417.60
FERRAIOLI, WIELKOTZ, CERULLO & CUVA							
FERRAIOLI, WIELKOTZ, CERULLO &	8/20/2019	8/7/2019	08071	Professional Services: 08/19	\$7,500.00	\$0.00	\$7,500.00
				Totals for FERRAIOLI, WIELKOTZ, CERULLO & CUVA:	\$7,500.00	\$0.00	\$7,500.00
GARRIDO ELECTRIC							
GARRIDO ELECTRIC	8/20/2019	8/15/2019	204	Electric/Fire Alarm	\$13,267.00	\$0.00	\$13,267.00
				Totals for GARRIDO ELECTRIC:	\$13,267.00	\$0.00	\$13,267.00
GLUCK WALRATH LLP							
GLUCK WALRATH LLP	8/20/2019	7/30/2019	420943	Legal Services - 98 Myrtle Ave	\$165.00	\$0.00	\$165.00
GLUCK WALRATH LLP	8/20/2019	8/1/2019	42092	Legal Services - Bond Counsel	\$175.00	\$0.00	\$175.00
GLUCK WALRATH LLP	8/20/2019	7/30/2019	42095	Legal Services - 137 Myrtle	\$39.69	\$0.00	\$39.69
GLUCK WALRATH LLP	8/20/2019	7/30/2019	42090	Legal Services - APRA	\$462.28	\$0.00	\$462.28

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
GLUCK WALRATH LLP	8/20/2019	7/30/2019	42092	Legal Services - 364-366 Palisade Ave	\$105.00	\$0.00		\$105.00
GLUCK WALRATH LLP	8/20/2019	7/30/2019	42096	Legal Services - Jai Bajrang Invest	\$723.50	\$0.00		\$723.50
GLUCK WALRATH LLP	8/20/2019	7/30/2019	42094	Legal Services - 182 Claremont	\$3,657.50	\$0.00		\$3,657.50
GLUCK WALRATH LLP	8/20/2019	8/1/2019	42183	Legal Services - 332 Whiton St	\$10.00	\$0.00		\$10.00
GLUCK WALRATH LLP	8/20/2019	7/30/2019	42091	Legal Services - L&M Paulus Hook	\$1,647.50	\$0.00		\$1,647.50
GLUCK WALRATH LLP	8/20/2019	7/30/2019	42097	Legal Services - Cara Squared LLC	\$165.00	\$0.00		\$165.00
				Totals for GLUCK WALRATH LLP:	\$7,150.47	\$0.00		\$7,150.47
GOVERNOR'S HOUSING CONFERENCE								
GOVERNOR'S HOUSING CONFERENCE	8/20/2019	8/19/2019	Conference DF	2019 Governor's Conference - Diana Jeffrey	\$250.00	\$0.00		\$250.00
GOVERNOR'S HOUSING CONFERENCE	8/20/2019	8/19/2019	Conference CF	2019 Governor's Conference - Christopher Fi	\$250.00	\$0.00		\$250.00
				Totals for GOVERNOR'S HOUSING CONFERENCE:	\$500.00	\$0.00		\$500.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	8/20/2019	8/9/2019	1542293	Recording Cert of Completion: 30 Regent S	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/20/2019	8/1/2019	1540071	Recording RDA-184 Morgan St	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/20/2019	8/8/2019	1549133	Recording RDA - 25 Clinton Ave	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/20/2019	8/9/2019	1542294	Recording Declaration: 25 Clinton Avenue	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/20/2019	8/2/2019	1540410	Recording - 184 Morgan Street	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER:	\$165.00	\$0.00		\$165.00
HUDSON REALTY ABSTRACT CO.								
HUDSON REALTY ABSTRACT CO.	8/20/2019	6/12/2018	HR31489	Report of Title - 9 Myrtle Avenue	\$244.00	\$0.00		\$244.00
HUDSON REALTY ABSTRACT CO.	8/20/2019	8/1/2019	HR31524	Report of Title - 322 Whiton Street	\$304.00	\$0.00		\$304.00
				Totals for HUDSON REALTY ABSTRACT CO.:	\$548.00	\$0.00		\$548.00
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	8/20/2019	7/19/2019	0000052358	Services Rendered for RTU 3	\$292.96	\$0.00		\$292.96
IN-LINE AIR CONDITIONING CO.,	8/20/2019	7/9/2019	0000052200	Services Rendered for Room 304	\$146.48	\$0.00		\$146.48
IN-LINE AIR CONDITIONING CO.,	8/20/2019	7/29/2019	0000052552	Services rendered for room 117	\$3,475.70	\$0.00		\$3,475.70
IN-LINE AIR CONDITIONING CO.,	8/20/2019	7/9/2019	0000052195	Services Rendered for RTU-3 & RTU-4	\$219.72	\$0.00		\$219.72
IN-LINE AIR CONDITIONING CO.,	8/20/2019	7/17/2019	0000052359	Services Rendered for Room 212	\$73.25	\$0.00		\$73.25
IN-LINE AIR CONDITIONING CO.,	8/20/2019	7/9/2019	0000052198	Services Rendered for Room 317	\$73.24	\$0.00		\$73.24
				Totals for IN-LINE AIR CONDITIONING CO.,:	\$4,281.35	\$0.00		\$4,281.35
International City/County Management Association (ICMA)								
International City/County Management Association	8/20/2019	8/19/2019	08/19/19 Conf.EV	2019 Brownfield Conference-Elizabeth Vasqu	\$200.00	\$0.00		\$200.00
International City/County Management Association	8/20/2019	8/19/2019	08/19/19 Conf. DN	2019 Brownfield Conference-Elizabeth Vasqu	\$200.00	\$0.00		\$200.00
				Totals for International City/County Management Association (ICMA):	\$400.00	\$0.00		\$400.00
J & B LANDSCAPE, INC.								
J & B LANDSCAPE, INC.	8/20/2019	7/24/2019	28976	Monthly Maintenance	\$1,825.72	\$0.00		\$1,825.72
				Totals for J & B LANDSCAPE, INC.:	\$1,825.72	\$0.00		\$1,825.72
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	8/20/2019	7/17/2019	00325	Water Charges - 30306348540000	\$306.29	\$0.00		\$306.29

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
JC MUNICIPAL UTILITIES AUTHORI	8/20/2019	7/22/2019	007172	Water Charges - 30308307348913	\$1,301.42	\$0.00		\$1,301.42
JC MUNICIPAL UTILITIES AUTHORI	8/20/2019	7/17/2019	0011	Water Charges - 30309320562951	\$496.91	\$0.00		\$496.91
				Totals for JC MUNICIPAL UTILITIES AUTHORI:	\$2,104.62	\$0.00		\$2,104.62
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	8/20/2019	7/9/2019	12937	Legal Service: Loombruno v Fowlkes	\$87.50	\$0.00		\$87.50
KINNEY LISOVICZ REILLY & WOLF	8/20/2019	7/9/2019	12939	Legal Service: General Legal	\$770.00	\$0.00		\$770.00
KINNEY LISOVICZ REILLY & WOLF	8/20/2019	7/9/2019	12938	Legal Service: JCRA vs The Crazy Greek	\$1,454.70	\$0.00		\$1,454.70
KINNEY LISOVICZ REILLY & WOLF	8/20/2019	7/9/2019	12940	Legal Service: JCRA v Friends of the Loew's	\$122.50	\$0.00		\$122.50
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$2,434.70	\$0.00		\$2,434.70
LM PLAZA 4A PARKING LLC								
LM PLAZA 4A PARKING LLC	8/20/2019	8/1/2019	2455 Parking	Monthly Parking for 14 Spaces	\$3,652.18	\$0.00		\$3,652.18
				Totals for LM PLAZA 4A PARKING LLC:	\$3,652.18	\$0.00		\$3,652.18
MARIA E. AGUILAR-AMBROSSI								
MARIA E. AGUILAR-AMBROSSI	8/20/2019	8/14/2019	Reimbursement	Dental for Self - 7/23 & 8/9	\$340.00	\$0.00		\$340.00
				Totals for MARIA E. AGUILAR-AMBROSSI:	\$340.00	\$0.00		\$340.00
MARYPAT NOONAN								
MARYPAT NOONAN	8/20/2019	8/19/2019	Dental MPN	Reimbursement for Dental	\$193.00	\$0.00		\$193.00
				Totals for MARYPAT NOONAN:	\$193.00	\$0.00		\$193.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163593	Legal Services: Argent - Aetna Monmouth	\$3,300.00	\$0.00		\$3,300.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163607	Legal Services: 550 Johnson Avenue	\$1,960.00	\$0.00		\$1,960.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163591	Legal Services: West Canous - Claremont 2	\$510.00	\$0.00		\$510.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163613	Legal Services: 8 Erie Street	\$9,286.30	\$0.00		\$9,286.30
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	161457	Legal Service: Novus Equities-461 Communio	\$510.00	\$0.00		\$510.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162753	Legal Service: General Litigation	\$1,260.00	\$0.00		\$1,260.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162769	Legal Service: Argent (Grand Jersey)	\$11,792.05	\$0.00		\$11,792.05
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163590	Legal Services: 25 Pathside JC	\$4,428.20	\$0.00		\$4,428.20
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163602	Legal Services: Namdar-Central Avenue	\$262.50	\$0.00		\$262.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163601	Legal Services: Namdar - Homestead	\$805.00	\$0.00		\$805.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	162743	Legal Service: 125 Monitor St.	\$3,532.04	\$0.00		\$3,532.04
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	163603	Legal Services: Hampshire	\$4,832.90	\$0.00		\$4,832.90
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163611	Legal Services: Liberty Harbor North Tramz-F	\$875.00	\$0.00		\$875.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163596	Legal Services: Liberty Harbor North Tramz-F	\$652.04	\$0.00		\$652.04
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162770	Legal Service: 8 Erie St	\$12,151.14	\$0.00		\$12,151.14
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162749	Legal Service: Ocean MLK	\$210.00	\$0.00		\$210.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162744	Legal Service: Argent Venture/Johnston	\$3,269.38	\$0.00		\$3,269.38
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162761	Legal Service: Newark Avenue	\$1,050.00	\$0.00		\$1,050.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163589	Legal Services: Argent Venture/Johnston	\$1,419.34	\$0.00		\$1,419.34
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163588	Legal Services: 101 Newkirk	\$2,229.00	\$0.00		\$2,229.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163587	Legal Services: 125 Monitor Street	\$1,200.00	\$0.00		\$1,200.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163586	Legal Services: BLP	\$6,699.77	\$0.00		\$6,699.77

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162746	Legal Service: West Campus - Claremont 1	\$240.00	\$0.00	\$240.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162745	Legal Service: Johnson Station	\$455.00	\$0.00	\$455.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162754	Legal Service: Nandarr-Homestead	\$1,942.50	\$0.00	\$1,942.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162741	Legal Service: PPG	\$1,295.00	\$0.00	\$1,295.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162755	Legal Service: Nandarr-Central Avenue	\$1,389.00	\$0.00	\$1,389.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163592	Legal Services: West Campus -KKF 1	\$1,650.00	\$0.00	\$1,650.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163600	Legal Services: 440 Retail	\$1,530.00	\$0.00	\$1,530.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162747	Legal Service: Argent - Aetna Monmouth	\$3,780.00	\$0.00	\$3,780.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163594	Legal Services: Jersey Avenue Statco	\$5,827.50	\$0.00	\$5,827.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163606	Legal Services: 400 7TH Avenue	\$892.50	\$0.00	\$892.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163595	Legal Services: Power Plant - Powerhouse	\$7,820.51	\$0.00	\$7,820.51
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162750	Legal Service: Power Plant	\$4,620.90	\$0.00	\$4,620.90
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162764	Legal Service: 327 Communipaw	\$542.50	\$0.00	\$542.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162756	Legal Service: Hampshire	\$9,020.01	\$0.00	\$9,020.01
MCMANIMON, SCOTLAND & BAU	8/20/2019	5/31/2019	162409	Legal Services: Port Jersey Second Lead Trac	\$630.00	\$0.00	\$630.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162742	Legal Service: BLP	\$6,492.50	\$0.00	\$6,492.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163612	Legal Services:Grand Jersey Development	\$12,932.62	\$0.00	\$12,932.62
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162767	Legal Service: General Litigation	\$10,042.60	\$0.00	\$10,042.60
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163584	Legal Services: Lowes Theatre	\$927.50	\$0.00	\$927.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163585	Legal Services: PPG Redevelopment	\$1,312.50	\$0.00	\$1,312.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163599	Legal Services: General Litigation	\$525.00	\$0.00	\$525.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162757	Legal Service: 292 MLK	\$1,487.50	\$0.00	\$1,487.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162748	Legal Service: Jersey Avenue	\$1,767.50	\$0.00	\$1,767.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163605	Legal Services: Newark Avenue	\$1,487.50	\$0.00	\$1,487.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162759	Legal Service: Grand Jersey	\$245.00	\$0.00	\$245.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163604	Legal Services: Laurel/Saddlewood	\$402.50	\$0.00	\$402.50
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162760	Legal Service: 184 Morgan	\$510.00	\$0.00	\$510.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	5/31/2019	162412	Legal Services - 284 MLK Drive	\$350.00	\$0.00	\$350.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162763	Legal Service: 30 Journal Square	\$1,260.00	\$0.00	\$1,260.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162758	Legal Service: Grand Jersey	\$210.00	\$0.00	\$210.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162768	Legal Service: 284 MLK Drive	\$1,680.00	\$0.00	\$1,680.00
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162751	Legal Services: Bayfront	\$15,641.02	\$0.00	\$15,641.02
MCMANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163597	Legal Services: Bayfront - Honewell	\$10,381.43	\$0.00	\$10,381.43
MCMANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162766	Legal Service: Port Jersey Second Lead	\$525.00	\$0.00	\$525.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$182,050.25	\$0.00	\$182,050.25
McNally, Yaros Kaczynski & Lime, LLC.							
McNally, Yaros Kaczynski & Lime, LL	8/20/2019	8/7/2019	01725	Legal Services: Public Document	\$385.00	\$0.00	\$385.00
Totals for McNally, Yaros Kaczynski & Lime, LLC:					\$385.00	\$0.00	\$385.00
METLIFE							
METLIFE	8/20/2019	8/1/2019	09/20/19	Employee Deductions per payroll	\$450.00	\$0.00	\$450.00
METLIFE	8/20/2019	8/1/2019	09/06/19	Employee Deductions per payroll	\$450.00	\$0.00	\$450.00
Totals for METLIFE:					\$900.00	\$0.00	\$900.00

MOISHE'S MOVING SYSTEMS

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
MOISHE'S MOVING SYSTEMS	8/20/2019	8/1/2019	08/01/19 Storage	Storage Space at Dey St. Totals for MOISHE'S MOVING SYSTEMS:	\$700.00 \$700.00	\$0.00 \$0.00		\$700.00 \$700.00
MONACO LOCK COMPANY								
MONACO LOCK COMPANY	8/20/2019	4/10/2019	271270-1	Regular Key Duplicated	\$5.85	\$0.00		\$5.85
MONACO LOCK COMPANY	8/20/2019	5/14/2019	271585-1	Regular Key Duplicated - 292 MLK	\$100.85	\$0.00		\$100.85
MONACO LOCK COMPANY	8/20/2019	5/14/2019	271582-1	Regular Key Duplicated	\$3.90	\$0.00		\$3.90
MONACO LOCK COMPANY	8/20/2019	3/26/2019	271114-1	Regular Key Duplicated Totals for MONACO LOCK COMPANY:	\$45.00 \$155.60	\$0.00 \$0.00		\$45.00 \$155.60
NEW JERSEY REALTY ADVISORY GRO								
NEW JERSEY REALTY ADVISORY G	8/20/2019	6/25/2019	1391	Appraisal Fees - 52 Aetna St Totals for NEW JERSEY REALTY ADVISORY GRO:	\$2,000.00 \$2,000.00	\$0.00 \$0.00		\$2,000.00 \$2,000.00
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	8/20/2019	4/30/2019	XJERS474218	Star Ledger - 4/30/19 Totals for NJ ADVANCE MEDIA, LLC:	\$818.71 \$818.71	\$0.00 \$0.00		\$818.71 \$818.71
NJ BIZ								
NJ BIZ	8/20/2019	7/8/2019	32351	Public Notices Totals for NJ BIZ:	\$2,120.00 \$2,120.00	\$0.00 \$0.00		\$2,120.00 \$2,120.00
PETROCCI AGENCY, LLC								
PETROCCI AGENCY, LLC	8/20/2019	8/14/2019	08/14/18	Insurance: 180 9TH St & Marin Drive/888 Ne Totals for PETROCCI AGENCY, LLC:	\$28,934.00 \$28,934.00	\$0.00 \$0.00		\$28,934.00 \$28,934.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	8/20/2019	8/8/2019	19.436.2	Environmental Services-Greenville Yards Proj	\$842.85	\$0.00		\$842.85
POTOMAC-HUDSON ENVIRONMEN	8/20/2019	7/11/2019	19.436.1	Environmental Services: Greenville Yards	\$2,787.85	\$0.00		\$2,787.85
POTOMAC-HUDSON ENVIRONMEN	8/20/2019	8/8/2019	19.627.4	Environmental Services: Bayfront Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$5,592.56 \$9,223.26	\$0.00 \$0.00		\$5,592.56 \$9,223.26
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	8/20/2019	8/6/2019	Acct # 7265763418	Gas and Electric - 292 Martin Luther King Dr Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$454.36 \$454.36	\$0.00 \$0.00		\$454.36 \$454.36
RUTGERS UNIVERSITY								
RUTGERS UNIVERSITY	8/20/2019	8/19/2019	FMP-EV	Registration Elizabeth Vasquez FMP Totals for RUTGERS UNIVERSITY:	\$831.00 \$831.00	\$0.00 \$0.00		\$831.00 \$831.00
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	8/20/2019	8/5/2019	Acct# 6011100060954	Office Supplies Totals for STAPLES CREDIT PLAN:	\$292.28 \$292.28	\$0.00 \$0.00		\$292.28 \$292.28
The Law Offices of Wanda Chin Monahan, LLC								
The Law Offices of Wanda Chin Monahan	8/20/2019	7/8/2019	736	Legal Services: JCRA PS&G 06/19 Totals for The Law Offices of Wanda Chin Monahan, LLC:	\$52.50 \$52.50	\$0.00 \$0.00		\$52.50 \$52.50

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	8/20/2019	8/1/2019	08/01/19	Monthly Lease Payment	\$1,288.55	\$0.00		\$1,288.55
				Totals for TOSHIBA FINANCIAL SERVICES:	<u>\$1,288.55</u>	<u>\$0.00</u>		<u>\$1,288.55</u>
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	8/20/2019	7/30/2019	191283370	Annual Site Remediation Fee	\$11,135.00	\$0.00		\$11,135.00
				Totals for TREASURER - STATE OF NEW JERSEY:	<u>\$11,135.00</u>	<u>\$0.00</u>		<u>\$11,135.00</u>
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	8/20/2019	7/12/2019	5594346	Water for 66 York Street Office	\$6.00	\$0.00		\$6.00
				Totals for TWIN ROCKS SPRING WATER:	<u>\$6.00</u>	<u>\$0.00</u>		<u>\$6.00</u>
United Site Services								
United Site Services	8/20/2019	7/18/2019	0005631652	BLP	\$2,517.35	\$0.00		\$2,517.35
				Totals for United Site Services:	<u>\$2,517.35</u>	<u>\$0.00</u>		<u>\$2,517.35</u>
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	8/20/2019	6/20/2019	05/27/19	Services: Case/Property Management	\$4,791.67	\$0.00		\$4,791.67
UNITED WAY OF HUDSON COUNT	8/20/2019	8/6/2019	07/22/19	Services: Case/Property Management	\$4,791.67	\$0.00		\$4,791.67
UNITED WAY OF HUDSON COUNT	8/20/2019	7/9/2019	06/06/19	Services: Case/Property Management	\$4,791.67	\$0.00		\$4,791.67
				Totals for UNITED WAY OF HUDSON COUNTY:	<u>\$14,375.01</u>	<u>\$0.00</u>		<u>\$14,375.01</u>
VERIZON								
VERIZON	8/20/2019	7/23/2019	9834781820	Telephone Expense	\$407.20	\$0.00		\$407.20
				Totals for VERIZON:	<u>\$407.20</u>	<u>\$0.00</u>		<u>\$407.20</u>
WILMINGTON TRUST FEE COLLECTIONS								
WILMINGTON TRUST FEE COLLEC	8/20/2019	5/31/2019	20190531-57849-A	ICRA 2015 Debt Service Fund	\$3,000.00	\$0.00		\$3,000.00
				Totals for WILMINGTON TRUST FEE COLLECTIONS:	<u>\$3,000.00</u>	<u>\$0.00</u>		<u>\$3,000.00</u>
XEROX CORPORATION								
XEROX CORPORATION	8/20/2019	7/20/2019	097511483	Meter Usage	\$215.99	\$0.00		\$215.99
				Totals for XEROX CORPORATION:	<u>\$215.99</u>	<u>\$0.00</u>		<u>\$215.99</u>
				GRAND TOTALS:	\$539,919.83	\$0.00		\$539,919.83

Jersey City Redevelopment Agency Cash Requirements Report

- Report name: Invoice Due Today
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: 8/20/2019 to 8/20/2019
- Include all Post Statutes
- Include all Invoices
- Include all Vendors
- Include all Banks
- Include all Invoice Attributes
- Include all Vendor Attributes

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
CME ASSOCIATES								
CME ASSOCIATES	8/20/2019	7/31/2019	0245976	Professional Services - Bayfront Project	\$20,132.50	\$0.00		\$20,132.50
				Totals for CME ASSOCIATES:	\$20,132.50	\$0.00		\$20,132.50
MC MANIMON, SCOTLAND & BAUMANN, LLC								
MC MANIMON, SCOTLAND & BAU	8/20/2019	6/27/2019	162751	Legal Services: Bayfront	\$15,641.02	\$0.00		\$15,641.02
MC MANIMON, SCOTLAND & BAU	8/20/2019	7/29/2019	163597	Legal Services: Bayfront - Honewell	\$10,381.43	\$0.00		\$10,381.43
				Totals for MC MANIMON, SCOTLAND & BAUMANN, LLC:	\$26,022.45	\$0.00		\$26,022.45
NJ BIZ								
NJ BIZ	8/20/2019	7/8/2019	32351	Public Notices	\$2,120.00	\$0.00		\$2,120.00
				Totals for NJ BIZ:	\$2,120.00	\$0.00		\$2,120.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	8/20/2019	8/8/2019	19,627.4	Environmental Services: Bayfront	\$5,592.56	\$0.00		\$5,592.56
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$5,592.56	\$0.00		\$5,592.56
				GRAND TOTALS:	\$53,867.51	\$0.00		\$53,867.51

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 (8/20/2019)
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
Target Fire Protection								
Target Fire Protection	8/15/2019	3/21/2019	8333-1	Install Riser Assembly - 292 MLK Drive 90%	\$5,418.90	\$0.00		\$5,418.90
Target Fire Protection	8/15/2019	3/21/2019	8333-2	Install Riser Assembly - 292 MLK Drive 10%	\$602.10	\$0.00		\$602.10
				<i>Totals for Target Fire Protection:</i>	<u>\$6,021.00</u>	<u>\$0.00</u>		<u>\$6,021.00</u>
				GRAND TOTALS:	\$6,021.00	\$0.00		\$6,021.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (8/15/2019)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
21 CONTRACTING LLC								
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19-Virginia	24 virginia Avenue	\$300.00	\$0.00		\$300.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19-Power	Power House	\$1,450.00	\$0.00		\$1,450.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 1054 Garfie	1054 Garfield Avenue	\$1,100.00	\$0.00		\$1,100.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 25 Clinton	25 Clinton Avenue	\$950.00	\$0.00		\$950.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 53	Clean Up: 53 MLK Drive	\$850.00	\$0.00		\$850.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 133 #2	133 Kearney Avenue # 2	\$2,300.00	\$0.00		\$2,300.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 BLP	Clean Up: BLP	\$2,000.00	\$0.00		\$2,000.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 199	Clean Up: 199 Stegman Pkwy	\$850.00	\$0.00		\$850.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 92	Clean Up: 92 Stegman Pkwy	\$1,100.00	\$0.00		\$1,100.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 204	Clean Up: 204 Stegman Pkwy	\$1,150.00	\$0.00		\$1,150.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 185	Clean Up: 185 Dwight St.	\$850.00	\$0.00		\$850.00
21 CONTRACTING LLC	7/18/2019	6/18/2019	06/18/19 133	133 Kearney Avenue	\$11,310.00	\$0.00		\$11,310.00
Totals for 21 CONTRACTING LLC:					\$24,210.00	\$0.00		\$24,210.00
GRAND TOTALS:					\$24,210.00	\$0.00		\$24,210.00

Jersey City Redevelopment Agency

Cash Requirements Report

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- Include all invoice dates
- Include all post dates
- Include these due dates: Today (7/18/2019)
- Include all Post Statues
- Include all Invoices
- Include all Vendors
- Include all Banks
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PROGRESSIVE INSURANCE	8/6/2019	6/27/2019	Policy #04259621-6	Auto Insurance Renewal	\$3,035.00	\$0.00		\$3,035.00
PROGRESSIVE INSURANCE				Totals for PROGRESSIVE INSURANCE:	<u>\$3,035.00</u>	<u>\$0.00</u>		<u>\$3,035.00</u>
				GRAND TOTALS:	\$3,035.00	\$0.00		\$3,035.00

Jersey City Redevelopment Agency Cash Requirements Report

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Include these due dates: Today (8/6/2019)
Include all Post Statues
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes