

Reso No. 19-10- A

Regular Meeting  
October 15, 2019

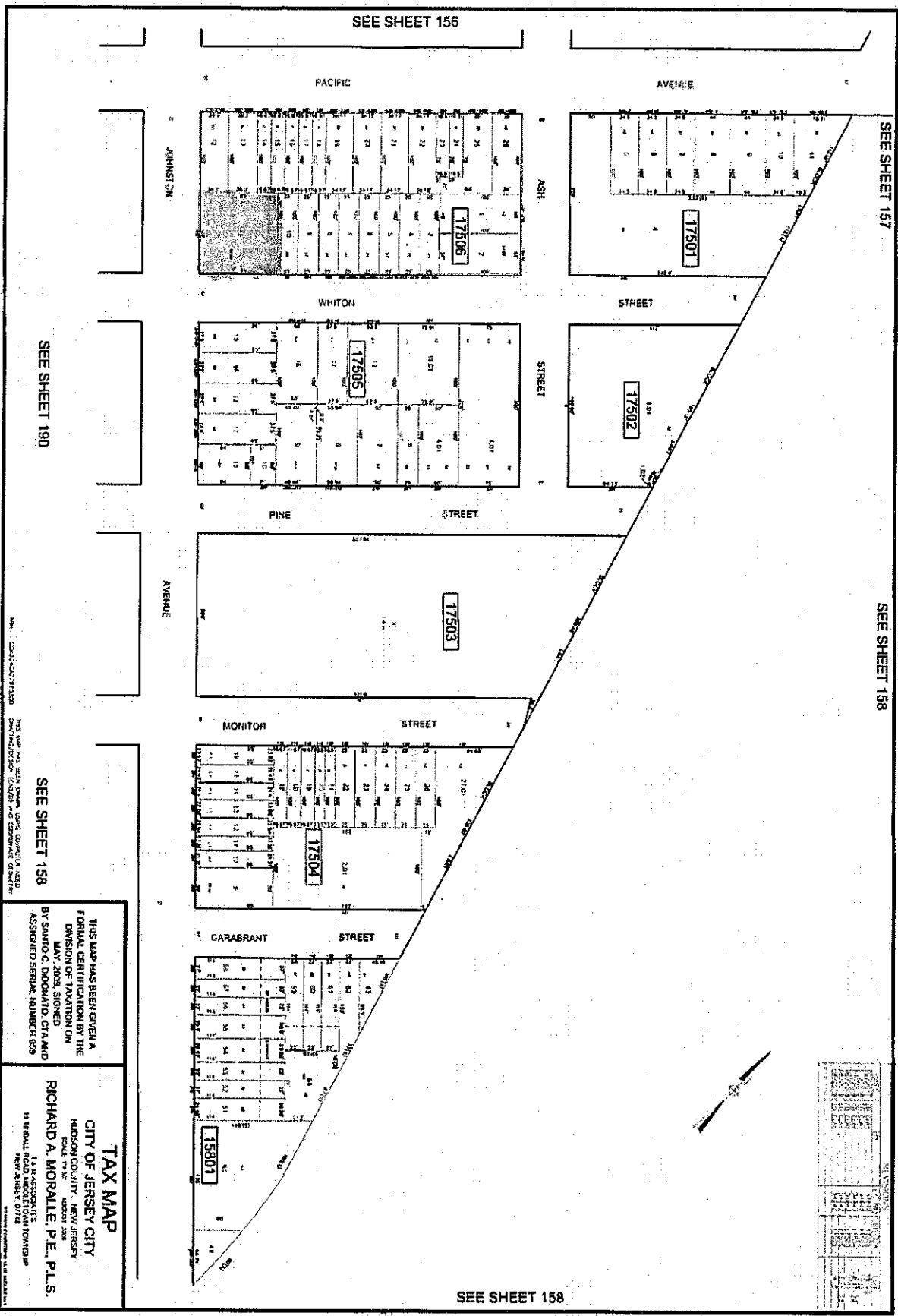
**A G E N D A**

**PRESENTATION**

**Lafayette Park Redevelopment Area** - 342 Johnston Avenue, LLC, to make a presentation to the Board for the construction of a eight (8) story residential project at property located on Block 17506, Lot 11 a/k/a 342 Johnston Avenue, in accordance with the permitted uses within the Lafayette Park Redevelopment Plan.

**Hjordys D. Espinal**

L:\HjordysE\LAFAETTE PARK REDEV. PLAN\342 Johnston Avenue -[342 Johnston Av Equities, LLC]-OWNED BY DEV\342 Johnston, LLC-Presentation Blurb.wpd



**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 MAY 2009, SIGNED  
 BY SANTO C. DI DONATO, CITY AND  
 ASSIGNED SERIAL NUMBER 859

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

RICHARD A. MORALE, P.E., P.L.S.  
 11 18001, NEW JERSEY  
 NEW JERSEY

Reso No. 19-10- B

Regular Meeting  
October 15, 2019

## A G E N D A

### PRESENTATION

**Morris Canal Redevelopment Area** - TAG Development, LLC, to make a presentation to the Board for the construction of a five (5) story mixed-use building with a total of 104 market-rate residential rental units; approximately 2,000 square feet of office/retail space on the ground floor; parking area with 102 parking spaces including three (3) ADA spaces; utilities, mechanical and storage space; a lobby; three (3) staircases; and two (2) elevators at property located on Block 20303, Lots 23, 24 and 25, more commonly known by the street address of 269-273 Communipaw Avenue, in accordance with the permitted uses within the Morris Canal Redevelopment Plan.



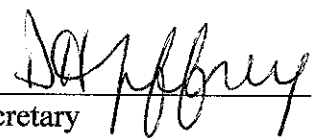
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING GOING INTO EXECUTIVE SESSION TO  
DISCUSS CERTAIN MATTERS**

**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

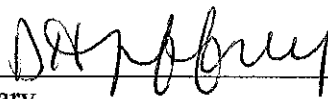
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated October 15, 2019

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF THE SPECIAL MEETING  
DATED SEPTEMBER 24, 2019**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Speical Meeting dated September 24, 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 October 15, 2019.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF EXECUTIVE SESSION OF  
THE SPECIAL MEETING OF SEPTEMBER 24, 2019**

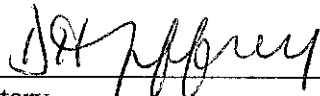
**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of September 24, 2019. ; and

**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 September 24, 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 October 15, 2019

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT BY AND AMONG THE AGENCY, THE CITY OF JERSEY CITY, PPG INDUSTRIES INC., HAMPSHIRE URBAN RENEWAL REDEVELOPMENT LLC, 900 GARFIELD AVENUE LLC AND GARFIELD JC PARTNERS LLC, IN CONNECTION WITH THE CANAL CROSSING 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**, in accordance with the criteria set forth in the Redevelopment Law, on January 28, 2009 the City adopted a redevelopment plan known as the Canal Crossing Redevelopment Plan (as amended and supplemented from time to time, the "**Canal Crossing Redevelopment Plan**") for the redevelopment area known as the Canal Crossing Redevelopment Area (the "**Canal Crossing Redevelopment Area**"); and

**WHEREAS**, the Redevelopment Law authorizes the Agency to arrange or contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

**WHEREAS**, on or about August 22, 2018, the Agency, Hampshire Urban Renewal Redevelopment, LLC ("**Hampshire**") and Garfield JC Partners LLC ("**Boraie**") (together, the "**Redeveloper**") entered into that certain amended and restated Redevelopment Agreement (the "**Restated Agreement**") to develop and construct a mixed-use development (the "**Project**") on certain portions of the Canal Crossing Redevelopment Area (the "**Project Premises**") in accordance with the Canal Crossing Redevelopment Plan; and

**WHEREAS**, the Agency is the owner of Block 21510, Lot 2 and Block 21501, Lots 18 and 19, within the Project Premises (collectively the "**Agency Properties**"); and

**WHEREAS**, 900 Garfield Avenue, LLC ("**900 Garfield**") is the owner of Block 21501, Lot 20, within the Project Premises; and

**WHEREAS**, the Agency and the Redeveloper have acknowledged that the Project Premises and certain areas surrounding the Project Premises are subject to a certain Administrative Consent Order between the New Jersey Department of Environmental Protection ("**NJDEP**") and PPG Industries, Inc. ("**PPG**") dated July 19, 1990 (the "**ACO**"); and



**WHEREAS**, on or about March 12, 2015, PPG filed a Third-Party Complaint (the "**Third-Party Complaint**") against the Agency, the City, Hampshire, and 900 Garfield (collectively, "**Third-Party Defendants**") relating to the main action captioned *New Jersey Department of Environmental Protection, and the Administrator of the New Jersey Spill Compensation Fund v. Honeywell International, Inc., et al.*, bearing docket number HUD-C-77-05 (the "**Litigation**"); and

**WHEREAS**, PPG's claims asserted in the Third-Party Complaint include, but are not limited to a demand by PPG for execution of one or more deed notices pursuant to N.J.A.C. 7:26C-7.2 by the Agency that identify soil engineering controls on the Agency Properties (the "**Deed Notice Demand**"); and

**WHEREAS**, within the Litigation, the City has alleged that PPG has removed certain public infrastructure as part of its environmental remediation work and demanded on behalf of all City agencies, including but not limited to the Jersey City Municipal Utilities Authority (JCMUA), that PPG replace, restore and/or reconnect such infrastructure at its sole cost and expense (the "**Public Infrastructure Claims**"); and

**WHEREAS**, the parties including the Agency, the City, Hampshire, 900 Garfield and the Redeveloper have agreed to settle the Deed Notice Demand and the Public Infrastructure Claims as they relate to the Third-Party Complaint and desire to incorporate their mutual understandings into a Reimbursement Agreement (the "**Reimbursement Agreement**"), a copy of which is on file with the Agency, in order to avoid the further cost and delay of continued litigation of those Deed Notice Demand and Public Infrastructure Claims asserted in the Third-Party Complaint and otherwise.

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

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


**Section 2.** The Executive Director is hereby authorized to execute the Reimbursement Agreement, in substantially the form as is on file at the Agency's Office, 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 Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are each hereby authorized to execute any and all documents necessary to effectuate this resolution, in consultation with counsel.

**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.

**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 October 15, 2019.**

  
Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING NEGOTIATIONS WITH TB PORT LIBERTE LLC AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOT 16 AND 17 A/K/A CHAPEL AVENUE AND 1 CONSTELLATION PLACE, RESPECTIVELY, WITHIN THE CAVEN POINT REDEVELOPMENT AREA**

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

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

**WHEREAS**, Toll Bros., Inc. entered into an Agreement of Sale with New Liberty Residential Urban Renewal Company, L.L.C. ("**New Liberty**") to purchase Block 27503, Lot 16 and 17 (the "**Property**") located in the Redevelopment Area; and

**WHEREAS**, New Liberty is currently the designated redeveloper of the Property pursuant to a Second Amended and Restated Contract for the Sale of Land to Redeveloper between the Agency and New Liberty Residential Urban Renewal Company, L.L.C., WA Golf Company, L.L.C., and WA Residential Urban Renewal Company, L.L.C. (collectively the "**Existing Redevelopers**") dated September 1, 2005; and

**WHEREAS**, Toll Bros., Inc. intends to assign its rights under its Agreement of Sale with New Liberty for Lot 16 and 17 to its affiliate, TB Port Liberte LLC (the "**Proposed Redeveloper**"); and

**WHEREAS**, the Proposed Redeveloper intends to redevelop Lot 16 and 17 with a five (5) story residential rental building with approximately 400 market rate rental units, and a parking garage (the "**Project**"); and

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

**WHEREAS**, the Agency further wishes to enter into a funding agreement with the Proposed Redeveloper (the "**Funding 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 undertaking the Pre-Development Activities,

**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 Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute a Funding Agreement with the Proposed Redeveloper, in a form acceptable to the Agency in consultation with counsel.

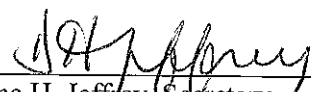
**Section 3.** The Agency is hereby authorized to negotiate with the Proposed Redeveloper the terms of redevelopment agreement and the Funding Agreement, for a period commencing upon the adoption of this Resolution and ending on February 29, 2020, which may be extended for one (1) additional period of no more than sixty (60) days by the Executive Director in her sole discretion.

**Section 4.** If, by February 29, 2020 or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Proposed Redeveloper have not executed a mutually acceptable redevelopment agreement, this Resolution 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.

**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 October 15, 2019.**

  
Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING NEGOTIATIONS WITH TOLL NJ I, LLC AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOT 15 A/K/A 200 CHAPEL AVENUE WITHIN THE CAVEN POINT REDEVELOPMENT AREA**

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

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

**WHEREAS**, Toll Bros., Inc. entered into an Agreement of Sale with New Liberty Residential Urban Renewal Company, L.L.C. ("**New Liberty**") to purchase Block 27503, Lot 15 (the "**Property**") located in the Redevelopment Area; and

**WHEREAS**, New Liberty is currently the designated redeveloper of the Property pursuant to a Second Amended and Restated Contract for the Sale of Land to Redeveloper between the Agency and New Liberty Residential Urban Renewal Company, L.L.C., WA Golf Company, L.L.C., and WA Residential Urban Renewal Company, L.L.C. (collectively the "**Existing Redevelopers**") dated September 1, 2005; and

**WHEREAS**, Toll Bros., Inc. intends to assign its rights under its Agreement of Sale with New Liberty for Lot 15 to its affiliate, Toll NJ I, L.L.C. (the "**Proposed Redeveloper**"); and

**WHEREAS**, the Proposed Redeveloper intends to redevelop Lot 15 with sixty-nine (69) four-story market rate "for sale" townhouses (the "**Project**"); and

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

**WHEREAS**, the Agency further wishes to enter into a funding agreement with the Proposed Redeveloper (the "**Funding 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 undertaking the Pre-Development Activities,

**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 Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute a Funding Agreement with the Proposed Redeveloper, in a form acceptable to the Agency in consultation with counsel.

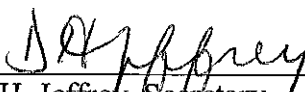
**Section 3.** The Agency is hereby authorized to negotiate with the Proposed Redeveloper the terms of redevelopment agreement and the Funding Agreement, for a period commencing upon the adoption of this Resolution and ending on February 29, 2020, which may be extended for one (1) additional period of no more than sixty (60) days by the Executive Director in her sole discretion.

**Section 4.** If, by February 29, 2020 or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Proposed Redeveloper have not executed a mutually acceptable redevelopment agreement, this Resolution 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.

**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 October 15, 2019.**

  
Diana H. Jeffrey, Secretary

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND 8 AETNA LLC FOR PROPERTY WITHIN THE GRAND JERSEY REDEVELOPMENT AREA**

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

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

**WHEREAS**, by Resolution No. 19-02-9 adopted on February 19, 2019, the Board of Commissioners authorized execution of the then-current version of the Redevelopment Agreement (the “**Redevelopment Agreement**”) by and between the Agency and 8 Aetna LLC (the “**Redeveloper**”) for property identified on the tax maps of the City as Block 15801, Lots 67, 68, 69 and 70 (collectively, the “**Property**”); and

**WHEREAS**, subsequent to that approval, the terms of the Redevelopment Agreement were further modified and revised, resulting in material changes to the terms previously negotiated (as described herein) and necessitating the herein request for re-authorization from the Board of Commissioners to enter into the Redevelopment Agreement; and

**WHEREAS**, Block 15801, Lot 66 on the official tax map of the City (“**Lot 66**”) is subject to the provisions of that certain Redevelopment Agreement by and between the Agency and Johnston View Owner Urban Renewal Company LLC, an affiliate of the Redeveloper (the “**Johnston View RDA**”); and

**WHEREAS**, the Agency and Johnston View Owner Urban Renewal Company LLC entered into that certain Second Amendment to the Johnston View RDA dated April 16, 2019 to remove Lot 66 from the Johnston View RDA; and

**WHEREAS**, the Agency and Redeveloper desire to incorporate a portion of Lot 66 into the Redevelopment Agreement, with the remaining portion of Lot 66 to be incorporated into a redevelopment agreement with Aetna Monmouth Urban Renewal LLC, an affiliate of the Redeveloper, for a separate project in the Redevelopment Area; and

**WHEREAS**, the parties desire to further clarify their respective rights and obligations with respect to the subdivision and transfer of property within the Redevelopment Area, including but not limited to the property identified as Block 15801, Lot 70 (“**Lot 70**”); and



**WHEREAS**, after review and consideration of this matter, the Agency wishes to re-authorize the execution of the Redevelopment Agreement,

**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.** (a) The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Redevelopment Agreement, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate this Resolution and to close on the sale and transfer of the Property. 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 and transfer.

(b) The Chairman, Vice-Chair, Executive Director, Secretary and/or 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 Redevelopment Agreement, including but not limited to Deed(s) to Lot 70, and any other necessary documents and/or agreements between the Agency and the Redeveloper, 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, including acceptance of Deed(s) to Lot 70. Said authorization includes accepting any and all associated documents from the City of Jersey City and/or Redeveloper, and executing and delivering any documents, required to effectuate the purposes of this Resolution and the Redevelopment Agreement.

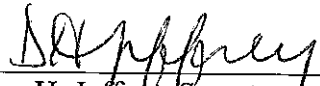
(c) The Chairman, Vice-Chair, Executive Director, Secretary, General Counsel, and/or other necessary Agency officials are each hereby authorized to undertake all actions necessary to effectuate this Resolution.

(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. SP17-05-5 adopted on May 2, 2017.

**Section 3.** The Chairman, Vice-Chairman, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents and to undertake all actions necessary to effectuate the Redevelopment Agreement and this Resolution.

**Section 4.** Any and all actions taken and any and all agreements executed heretofore with respect to the transactions and agreements authorized by Resolution No. 19-02-9 are hereby ratified and confirmed.

**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 October 15, 2019.**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A PURCHASE AND SALE AGREEMENT AND CERTAIN OTHER PROJECT AGREEMENTS WITH AETNA MONMOUTH URBAN RENEWAL LLC IN CONNECTION WITH THE TRANSFER AND REDEVELOPMENT OF PROPERTY LOCATED WITHIN THE GRAND JERSEY REDEVELOPMENT AREA**

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

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

**WHEREAS**, the Agency and Aetna Monmouth Urban Renewal LLC (the “**Redeveloper**”) are parties to that certain Redevelopment Agreement dated August 16, 2019 (the “**Redevelopment Agreement**”) for property identified on the tax maps of the City as Block 15801, Lot 78 (the “**City Parcel**”) and a portion of Block 15801, Lot 3.01 (the “**Agency Parcel**”; together with the City Parcel, the “**Property**”); and

**WHEREAS**, Block 15801, Lot 66 on the official tax map of the City of Jersey City (“**Lot 66**”) is subject to the provisions of that certain Redevelopment Agreement by and between the Agency and Johnston View Owner Urban Renewal Company LLC, an affiliate of the Redeveloper, as subsequently amended (the “**Johnston View RDA**”); and

**WHEREAS**, the Agency and Johnston View Owner Urban Renewal Company LLC entered into that certain Second Amendment to the Johnston View RDA dated April 16, 2019 to remove Lot 66 from the Johnston View RDA; and

**WHEREAS**, the Agency wishes to enter into a First Amendment to the Aetna Monmouth RDA (the “**First Amendment**”) to incorporate a portion of Lot 66 into the Redevelopment Agreement, with the remaining portion of Lot 66 to be incorporated into a redevelopment agreement with 8 Aetna LLC, an affiliate of the Redeveloper, for a separate project in the Redevelopment Area; and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Agency, as owner of the Agency Parcel and as the contract purchaser of the City Parcel, will be transferring the Property to the Redeveloper; and

**WHEREAS**, the Agency desires to enter into a purchase and sale agreement (the "**Purchase and Sale Agreement**"), a form of which was attached as Schedule E to the Redevelopment Agreement, for the transfer of the Property to Redeveloper for a total purchase price of \$12,250,000.00, subject to certain credits and offsets at closing, as defined therein; and

**WHEREAS**, the Board of Commissioners previously authorized execution of the Purchase and Sale Agreement by Resolution No. 19-02-10; and

**WHEREAS**, subsequent to that approval, the parties continued to negotiate the terms of the Purchase and Sale Agreement, resulting in material changes to the terms previously negotiated and necessitating the herein request for re-authorization from the Board of Commissioners to enter into the Purchase and Sale Agreement; and

**WHEREAS**, the Agency also wishes to authorize the transfer of the Property to the Redeveloper in accordance with the Redevelopment Agreement and the Purchase and Sale Agreement, and to take certain actions and execute certain documents in furtherance thereof; and

**WHEREAS**, the Agency has made separate applications to the State of New Jersey for a Tidelands Grant or Statement of No Interest for the City Parcel and the Agency Parcel but, to date, has been unable to secure Tidelands Grant(s) and/or Statement(s) of No Interest from the State of New Jersey; and

**WHEREAS**, in order to timely close on the transfer of the Property, the Agency and Redeveloper must enter into a Tidelands Escrow and Indemnification Agreement to place in escrow a sum of money sufficient to address obtaining Tidelands Grant(s) and/or Statement(s) of No Interest for the City Parcel and the Agency Parcel and to address related contingencies, which is also included in the First Amendment; and

**WHEREAS**, the Agency further wishes to ratify the authorization of all other agreements and actions authorized pursuant to Resolution No. 19-02-10 and Resolution No. 19-02-11, including but not limited to execution of an Environmental Escrow Agreement for the investigation and remediation of the Property, acceptance of Deed(s) from the City and any and all associated documents or instruments from the City with respect to the City Parcel, and execution of that certain Swap Deed Escrow Agreement by and among the Agency, the Redeveloper and Redeveloper's affiliates,

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

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

**Section 2.** The Purchase and Sale Agreement, which is attached as Schedule E to the Redevelopment Agreement, is hereby amended to the version attached to the First Amendment to include, in part, the Tidelands Escrow and Indemnification Agreement and to address related contingencies.

**Section 3.** The Chairman, Vice-Chair, Executive Director, and/or Secretary are each hereby authorized to execute the Purchase and Sale Agreement, together with any such additions, deletions and modifications as they may deem necessary and/or desirable in consultation with counsel to the Agency to effectuate the same.

**Section 4.** (a) The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the First Amendment, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same and to close on the sale and transfer of the Property. 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 and transfer.

(b) The Chairman, Vice-Chair, Executive Director, Secretary and/or 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 Redevelopment Agreement as revised by the First Amendment, including but not limited to the Purchase and Sale Agreement, the Environmental Escrow Agreement, Swap Deed Escrow Agreement, Tidelands Escrow and Indemnification Agreement, one or more Deed(s) to the Agency Parcel and the City Parcel, and any other necessary documents and/or agreements between the Agency and the Redeveloper, 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, including acceptance of Deed(s) to the City Parcel. Said authorization includes accepting any and all associated documents from the Redeveloper, and executing and delivering any documents, required to effectuate the purposes of this Resolution and the Redevelopment Agreement.

(c) The Chairman, Vice-Chair, Executive Director, Secretary, General Counsel, and/or other necessary Agency officials are each hereby authorized to undertake all actions necessary to effectuate this Resolution.

(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. SP17-05-5 adopted on May 2, 2017.

**Section 5.** Any and all actions taken and any and all agreements executed heretofore with respect to the transactions and agreements authorized by Resolution No. 19-02-10 and Resolution No. 19-02-11 are hereby ratified and confirmed, including but not limited to execution of the Redevelopment Agreement.

**Section 6.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

**Section 7.** A copy of this resolution shall be available for public inspection at the offices of the Agency.

**Section 8.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on October 15, 2019.**

  
Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF CARA SQUARED, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3 A/K/A 133, 137, AND 141 KEARNEY AVENUE WITHIN THE GREEN VILLA REDEVELOPMENT AREA**

**WHEREAS**, Cara Squared, LLC has submitted a redevelopment application to the Jersey City Redevelopment Agency (the "Agency") proposing to construct a three (3) story mixed use project consisting of ground floor community space and two upper floor of residential units on the property commonly known as 133 Kearney Avenue, 137 Kearney Avenue, and 141 Kearney Avenue, Jersey City, New Jersey and identified on the City's official tax map as Block 22502, Lots 1, 2 and 3 (the "Property") located within the Green Villa Redevelopment Area; and

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency (the "Board") previously adopted Resolution 19-01-10 on January 15, 2019 conditionally designating Cara Squared, LLC as the redeveloper of the Property, subject to the parties entry into a mutually agreeable redevelopment agreement within 120 days of the date of the designation resolution, unless this deadline was extended for an additional 30 day period by the Executive Director in her sole discretion; and

**WHEREAS**, the Board subsequently adopted Resolution 19-05-14 on May 21, 2019 extending the designation of Cara Squared, LLC as the redeveloper for the Property for an additional term of ninety (90) days expiring on August 30, 2019, with the right of the Executive Director to provide Cara Squared, LLC with one sixty (60) day extension beyond that deadline in her sole discretion; and providing that if the parties did not enter into a mutually agreeable redevelopment agreement within this extended deadline, the designation of Cara Squared, LLC as the redeveloper for this Property would automatically expire without any need for further action by the Board; and

**WHEREAS**, the parties wish to further extend the designation of Cara Squared, LLC as the redeveloper for this Property, subject to the terms and conditions set forth herein.

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

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

**Section 2.** The designation of Cara Squared, LLC as the redeveloper of the Property is hereby extended for an additional term of ninety (90) days expiring on January 30, 2020, unless extended for a period of no more than thirty (30) additional days by the Executive Director in her sole discretion.

**Section 3.** If, by January 30, 2020, or such later date as established by the Executive Director in accordance with Section 2 hereof, the parties have not entered into a mutually acceptable redevelopment agreement, the designation of Cara Squared, LLC as redeveloper of the Property shall automatically expire without any need for further action by the Board.

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

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

  
DIANA H. JEFFREY, SECRETARY

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





**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAJIV SOIN AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 23202, LOT 75 A/K/A 284 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City (the “**City**”) has designated that certain area known as the Jackson Hill 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**, the City has enacted the Jackson Hill Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, certain property identified on the City’s tax maps as Block 23202, Lot 75, commonly known as 284 Martin Luther King, Jr. Drive (the “**Property**”) is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

**WHEREAS**, on January 15, 2019, the Jersey City Redevelopment Agency (the “**Agency**”) adopted Resolution No. 19-01-11 conditionally designating Rajiv Soin, or an entity formed by him (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended by Resolution 19-05-15; and

**WHEREAS**, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until January 31, 2020, which expiration date may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of up to thirty (30) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

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

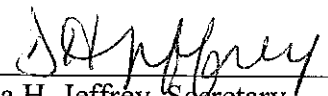
**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until January 31, 2020, which expiration date may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of up to thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

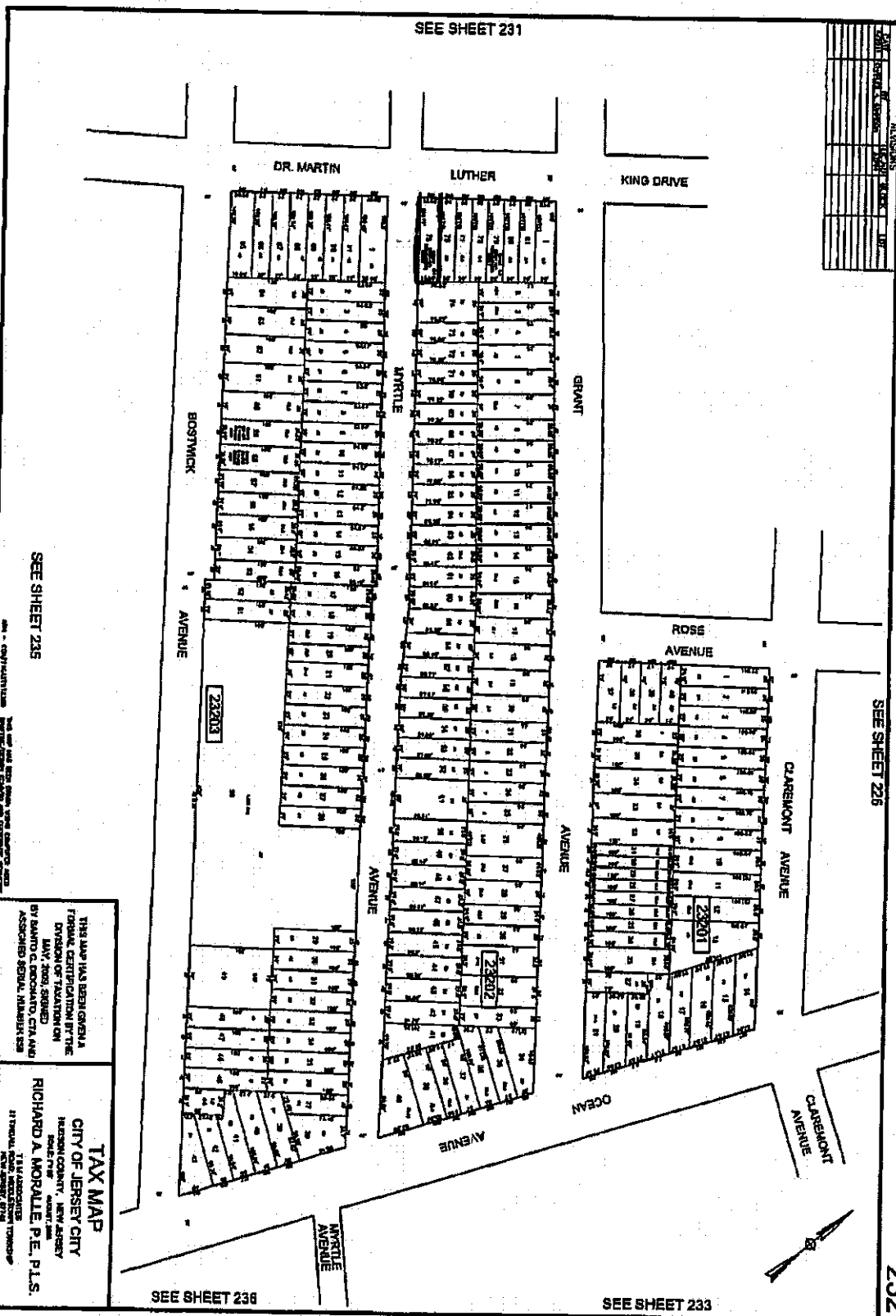
**Section 3.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

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

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

  
Diana H. Jeffrey, Secretary

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



DATE	BY	REVISION	DATE	BY

SEE SHEET 235

THIS MAP WAS REPRODUCED FROM THE CITY OF JERSEY CITY TAX MAP, MAY 2005, AS ISSUED BY SAUNDERS & ASSOCIATES, INC.

**TAX MAP**  
 CITY OF JERSEY CITY  
 HENSON COUNTY, NEW JERSEY  
 MAY 2005, AS ISSUED  
 BY SAUNDERS & ASSOCIATES, INC.

**RICHARD A. MORALE, P.E., P.L.S.**  
 11 TROVATI ROAD, NEW JERSEY 07033  
 TEL: 908.766.0000  
 FAX: 908.766.0001  
 WWW.SAUNDERS-INC.COM

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CHANGE ORDER WITH TARGET FIRE PROTECTION FOR FIRE PROTECTION AND PLUMBING IMPROVEMENTS AT AGENCY-OWNED PROPERTY LOCATED AT 292 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City (the "**City**") has designated that certain area known as the Jackson Hill Redevelopment Area (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**, the City has enacted the Jackson Hill Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**") in order to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**") owns certain property located within the Redevelopment Area commonly known as 292 Martin Luther King Jr. Drive (the "**Property**"), and is currently rehabilitating the three-story structure on the Property; and

**WHEREAS**, the Agency has previously entered into Contract No. 18-11-RN2 (the "**Contract**") in an amount not to exceed \$16,585.00 (the "**Initial Contract Amount**") with Target Fire Protection (the "**Company**") to complete fire protection and plumbing improvements at the Property as further described in the Contract; and

**WHEREAS**, in accordance with *N.J.S.A. 40A:11-3*, the Initial Contract Amount did not exceed the Agency's public bid threshold of \$40,000.00, and therefore was not required to be publicly bid; and

**WHEREAS**, the Agency wishes to authorize change order #1 in the amount of \$2,525.00, for a total Contract amount of \$19,110.00 in order to perform additional work required by the City fire inspector; and

**WHEREAS**, the Initial Contract Amount as so amended by change order #1 does not exceed the Agency's public bid threshold of \$40,000.00, nor does the sum of all change orders exceed twenty percent of the Initial Contract Amount,

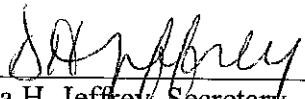
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

**Section 2.** Change order #1 is hereby approved, for a total Contract amount of \$19,110.00.

**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 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 October 15, 2019.**

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



321 Changebridge Road  
Pine Brook, NJ 07058

# Invoice

Phone #	Date	Invoice #
973-396-8599	9/26/2019	9086

Bill To
Jersey City Redevelopment Agency 66 York St. 3rd Fl. Jersey City, NJ 07302 Rob Napiorski

P.O. No.	Terms	Due Date	Project		
	Due on receipt	9/26/2019	292 Martin Luther King Drive		
Description			Qty	Rate	Amount
As per Fire Inspector - Disconnect the 4" flange 90* in the riser to perform the 200PSI Hydrostatic test and flushing the Main water supply (inspector shall be witness) Install cages in the sprinkler heads in the basement. Target not going to hold any responsibility for damage or leaking the time perform the test. (the underground was installed by others)			1	2,525.20	2,525.20
Target Fire Protection, Inc accepts Credit Cards ( Visa, Mastercard, American Express, and Discover).Please be advised that a Processing Fee of 3.5% will be added to the invoice.					
			Total	\$2,525.20	
			Payments/Credits	\$0.00	
			Balance Due	\$2,525.20	

DATE	BY	REVISIONS	LOT
7/25/11	CHERRY A. ARONSON	15574	

SEE SHEET 226

232

KING DRIVE

ROSE AVENUE

CLAREMONT AVENUE

CLAREMONT AVENUE

OCEAN AVENUE

GRANT AVENUE

LUTHER

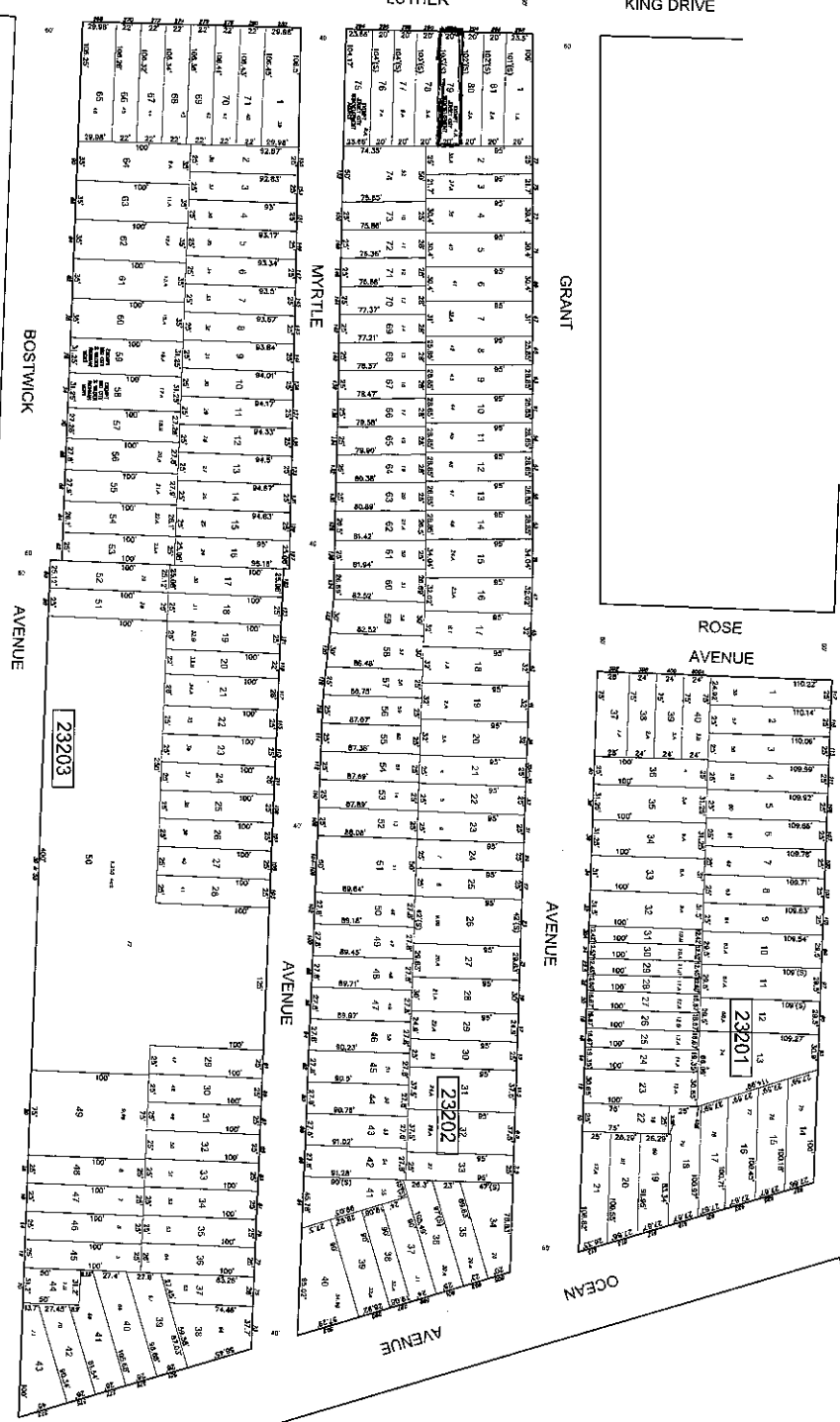
MYRTLE AVENUE

DR. MARTIN

BOSTWICK AVENUE

SEE SHEET 236

SEE SHEET 233



SEE SHEET 231

SEE SHEET 235

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

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1"=50'  
AUGUST, 2008  
RICHARD A. MORALLE, P.E., P.L.S.  
T&A ASSOCIATES  
11 TINDALL ROAD, BORDENTOWN, NJ  
NEW JERSEY, 07874

232



Item #12

Withdawn

Item #13

Withdrawn

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 342 JOHNSTON AVENUE EQUITIES LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 17506, LOT 11 A/K/A 342 JOHNSTON AVENUE WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA**

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

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

**WHEREAS**, 342 Johnston Avenue Equities LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 17506, Lot 11, commonly known as 342 Johnston Avenue (the “**Property**”); and

**WHEREAS**, the Property is within the Redevelopment Area and is subject to the Redevelopment Plan; and

**WHEREAS**, the Redeveloper proposes to construct an eight (8) story mixed-use project with fifty-four (54) residential units which shall have thirty-one (31) 1 bedroom units and twenty-three (23) 2 bedroom units; amenities include a bike room, swimming pool and gym; a parking garage with thirteen (13) parking spaces; 2,371 square feet of commercial space; a 403 square foot resiliency space, and a common roof deck (the “**Project**”); and

**WHEREAS**, 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 Agency wishes to conditionally 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 a funding agreement with the Redeveloper (the “**Funding 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 undertaking the Pre-Development Activities.

**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 Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute a Funding Agreement with the Redeveloper, in a form acceptable to the Agency in consultation with counsel.

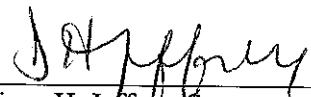
**Section 3.** 342 Johnston Avenue Equities LLC is hereby conditionally designated as the redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on February 29, 2020, which may be extended for one (1) additional period of no more than sixty (60) days by the Executive Director in her sole discretion.

**Section 4.** If, by February 29, 2020 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 342 Johnston Avenue Equities LLC as redeveloper of the Property shall automatically expire without any need for any further action of the Board.

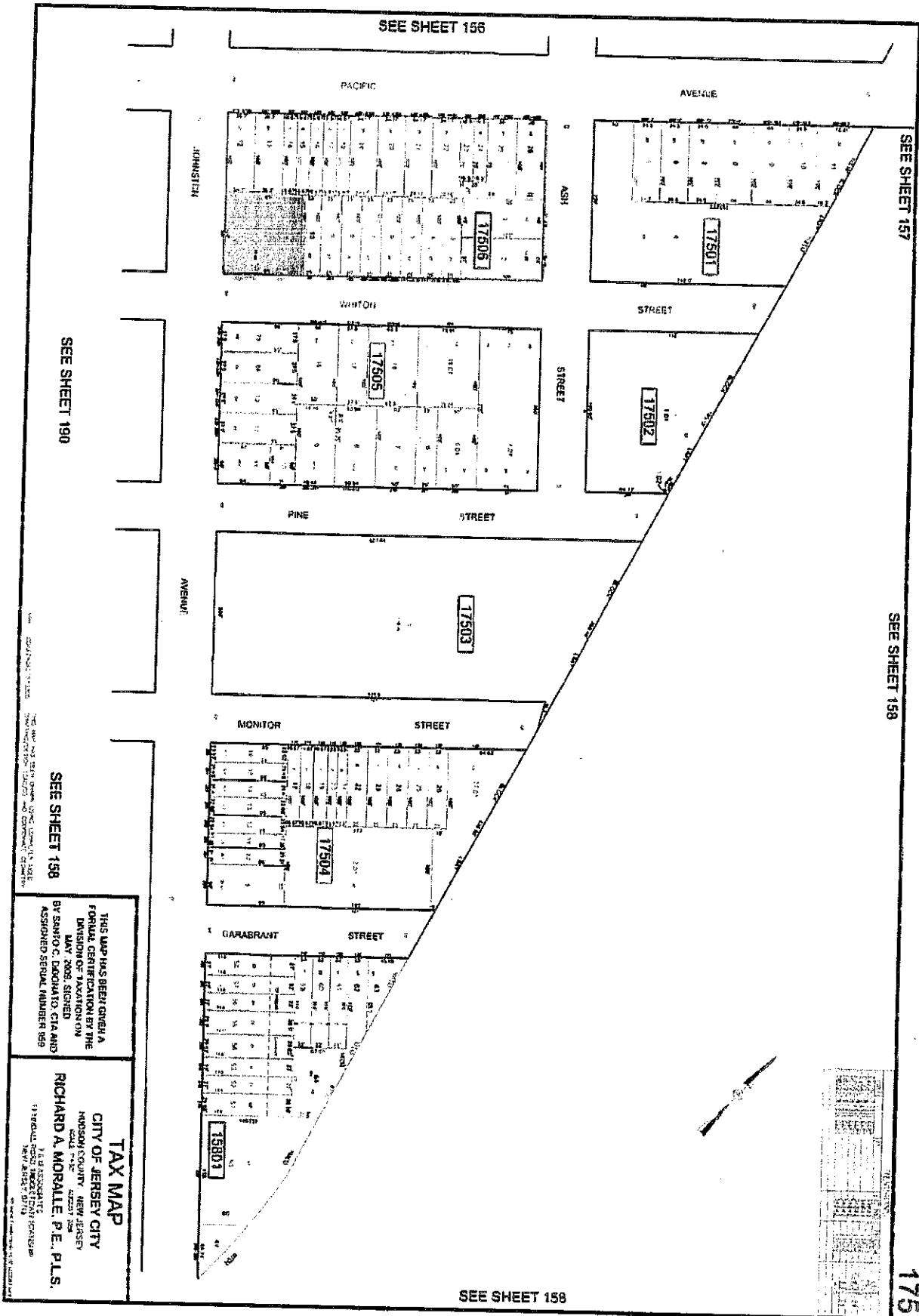
**Section 5.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

**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 October 15, 2019.**

  
Diana H. Jeffrey, Secretary

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



**TAX MAP**  
 CITY OF JERSEY CITY  
 DEPARTMENT OF TAXATION  
 DIVISION OF TAXATION  
 MAY 2005, SIGNED  
 BY SANTI C. DIAMATO, CIA AND  
 ASSIGNED SERIAL NUMBER 895  
 17501, 17502, 17503, 17504, 17505, 17506, 17501

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT #19-10-MPN16 WITH POTOMAC-HUDSON ENVIRONMENTAL INC. FOR ENVIRONMENTAL ENGINEERING SERVICES AT 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City (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 Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (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**, the Jersey City Redevelopment Agency (the "**Agency**") has a need for environmental engineering services as further described in that certain proposal from the Consultant (as defined below) dated September 24, 2019 (the "**Proposal**"), which Proposal is on file with the Agency (the "**Services**"); and

**WHEREAS**, the Agency wishes to enter into a professional services agreement with Potomac-Hudson Environmental Inc. (the "**Consultant**") to perform the Services for a contract amount not to exceed \$14,540.00; and

**WHEREAS**, the contract work shall be performed in accordance with the schedule in the Proposal and the contract term shall terminate at the completion of the Services or one (1) year from the entry into such agreement, whichever is earlier; and

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

**WHEREAS**, said services are of a professional nature that, pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**"), does not require competitive bidding; and

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

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

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

**Section 2.** The Board of Commissioners hereby authorizes a professional services agreement with Potomac-Hudson Environmental Inc. for environmental engineering services in an amount not to exceed \$14,540.00 and for a term to expire at the completion of the Services or one (1) year from the entry into such agreement, whichever is earlier. Notice of the award of this contract shall be published in an official newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

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

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

**Section 5.** This resolution shall take effect immediately.

  
Diana H. Jeffrey, Secretary

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

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



POTOMAC-HUDSON ENVIRONMENTAL, INC.

24 September 2019

**Transmit via Electronic Mail**

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

Re: Proposal for a Continued Environmental Services  
125 Monitor Street  
Jersey City, New Jersey

Dear Ms. Noonan:

On behalf of Potomac-Hudson Environmental, Inc. (PHEnv), I am pleased to submit this proposal to provide continued environmental services to the Jersey City Redevelopment Agency (JCRA) (the "Client") for the property located at 125 Monitor Street in Jersey City, New Jersey (the Site).

Our original proposal from December 2016 included preparation of a Preliminary Assessment/Phase I and Site Investigation of the subject property. This work was supplemented in May 2017 with a proposal for test pit sampling of illegally placed fill on the site. Based on this work, PHEnv had prepared an overall draft cost estimate for remediation of the site and building. Building costs included asbestos mitigation and remediation of PCB-containing surface paints.

Since the original draft estimate was produced in 2017, the Client has requested that PHEnv review the attendant costs and update as appropriate. Further, the Client will be contracting with other consultants to evaluate costs of adaptive reuse or demolition of the building as well as land use and zoning issues that may affect the site redevelopment. PHEnv would propose to accompany these entities during site inspections.

#### SCOPE OF WORK

The following tasks represent the proposed scope of work for the project.

#### **Task 1: Review and Update the December 2017 Remediation Estimate**

PHEnv will review the previously provided remediation estimate and update as appropriate. This will include review of previously provided costs for asbestos and PCB remediation as well as overall remedial costs associated with soil disposal, well installation, and NJDEP reporting requirements.

**Scientists • Planners • Engineers**

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



**Task 2:        Coordinate/Assist with Building and Site Inspections**

PHEnv will coordinate with the property owner, Client, and Client's consultants regarding site access and building inspections. We would plan to accompany consultants during building inspections, as necessary, and share any site-specific information acquired from the conduct of our prior work.

**Task 3:        Coordination with Client and Team**

PHEnv will coordinate, as requested, with JCRA regarding any environmental and remedial issues relating to (i) inspections conducted in Task 2, (ii) identification of any previously unknown condition, and (iii) future implications of site redevelopment. As part of this task, we would review those documents and reports produced by others and coordinate our professional opinions and input with JCRA.

**Task 4:        Project Management**

PHEnv will manage the execution and oversight of all tasks and will attend any necessary meetings at the JCRA offices. For the purposes of this proposal, we have assumed attendance at two meetings.

**SCHEDULE**

PHEnv will initiate the scope of work promptly upon receiving written authorization from the Client.

**COST ESTIMATE**

The time and materials not to exceed cost estimate to conduct the scope of work described above is **\$14,540.00**. A breakdown of the cost estimate is as follows:

<b>TASK</b>	<b>ESTIMATED COST</b>
Review and Update the December 2017 Remediation Estimate	\$ 5,040.00
Coordinate/Assist with Building Inspections	\$ 4,260.00
Coordinate with JCRA/Team	\$ 3,920.00
Project Management	\$ 1,320.00
<b>TOTAL COST ESTIMATE</b>	<b>\$14,540.00</b>



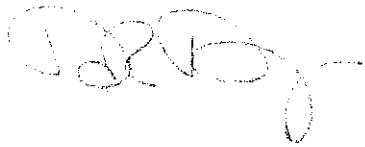
PHEnv will conduct the work on a time and expense basis in accordance with our standard fee schedule (attached). All invoices are due and payable within 30 days of the invoice date. We will not exceed the budget without authorization and will promptly notify you of any unanticipated conditions that could impact the budget.

## LIMITATIONS

This Proposal is valid for sixty (60) days from the date first set forth above. PHEnv may, in its sole discretion, either extend the period of validity or withdraw the Proposal at any time by providing written notification to Client.

We are very pleased to have this opportunity to provide our proposal to you. Should you have any questions regarding the foregoing, please call me. Should you find the terms of this proposal acceptable, please indicate your acceptance by signing below and returning a signed copy to PHEnv.

Sincerely,  
Potomac-Hudson Environmental, Inc.



David R. Draper, LSRP

The undersigned hereby authorizes Potomac-Hudson Environmental, Inc. to provide the services described in this Proposal in accordance with the provisions of this Proposal and the Terms and Conditions.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Client



POTOMAC-HUDSON ENVIRONMENTAL, INC.

**FEE SCHEDULE**  
**Effective January 1, 2013**

**PROFESSIONAL SERVICES**

**HOURLY RATE**

Principal	\$200
Director	\$170
Licensed Site Remediation Professional	\$165
Senior Project Manager	\$160
Project Manager	\$150
Senior Environmental Scientist/Engineer 3	\$145
Senior Environmental Scientist/Engineer 2	\$140
Senior Environmental Scientist/Engineer 1	\$130
Environmental Scientist/Engineer 2	\$120
Environmental Scientist/Engineer 1	\$110
Junior Environmental Scientist/Engineer 2	\$100
Junior Environmental Scientist/Engineer 1	\$ 90
Technician	\$ 82
Draftsperson	\$ 68
Word Processing/Clerical	\$ 55

**SUBCONTRACTOR AND DIRECT COSTS**

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

**TRAVEL AND EQUIPMENT**

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 1052-1068 GARFIELD AVENUE AND 457, 461, AND 467 COMMUNIPAW AVENUE LOCATED 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**”) to effectuate the redevelopment of the Redevelopment Area; and

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

**WHEREAS**, on September 17, 2018, the Agency designated Novus Equities, LLC (the “**Redeveloper**”) as redeveloper of the Property to allow time for the parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property, which designation was extended by the Agency pursuant to Resolution No. 19-02-16 adopted on February 19, 2019, and further extended by the Agency pursuant to Resolution No. 19-05-22 adopted on May 21, 2019; and

**WHEREAS**, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until January 31, 2020, 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:

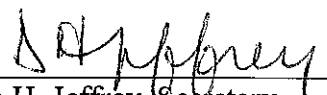
**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until January 31, 2020, which expiration date may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

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

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

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

  
Diana H. Jeffrey, Secretary

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

**SEE SHEET 199**

100-443887-100  
ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 07-26-2001 BY 60322  
UCBAW

MATCH	LINE
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[illegible]

**SEE SHEET 201**

800-475-6277

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2008, SIGNED  
BY SAITO O.C. DONATO, GTA AND  
ASSIGNED SERIAL NUMBER 969

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 1/2 MILE  
RICHARD A. MORALLE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TRIGOLD ROAD, LINDEN, NEW JERSEY 07036

**DECK AND RAIL WITH CHAIN LINK COATING AND  
PAINTING/POWDER COATING (C30/D) AND EXISTING EQUIPMENT**

**SEE SHEET 173**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF TAG DEVELOPMENT LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 20303, LOTS 23, 24, AND 25 A/K/A 269-273 COMMUNIPAW 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 amended and supplemented (the “Redevelopment Law”); and

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

**WHEREAS**, TAG Development LLC (the “Redeveloper”) proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 20303, Lots 23, 24 and 25 (the “Property”); and

**WHEREAS**, the Property is within the Redevelopment Area and is subject to the Redevelopment Plan; and

**WHEREAS**, the Redeveloper proposes to construct a 5-story mixed use rental building with 104 residential units, 2,000 square feet of office/retail space, and 102 parking spaces (the “Project”); and

**WHEREAS**, 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 Agency wishes to conditionally 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 a funding agreement with the Redeveloper (the “Funding 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 undertaking the Pre-Development Activities,

**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 Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute a Funding Agreement with the Redeveloper, in a form acceptable to the Agency in consultation with counsel.

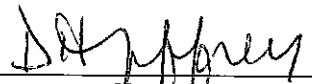
**Section 3.** TAG Development LLC is hereby conditionally designated as the redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on February 29, 2020, which may be extended for one (1) additional period of no more than sixty (60) days by the Executive Director in her sole discretion.

**Section 4.** If, by February 29, 2020 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 TAG Development 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.

**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 October 15, 2019.**

  
Diana H. Jeffrey, Secretary

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



REVISIONS			
DATE	BY	REASON	LOT
11/1/11	CHARLES A. MORRIS	2009	1

SEE SHEET 202

SEE SHEET 200

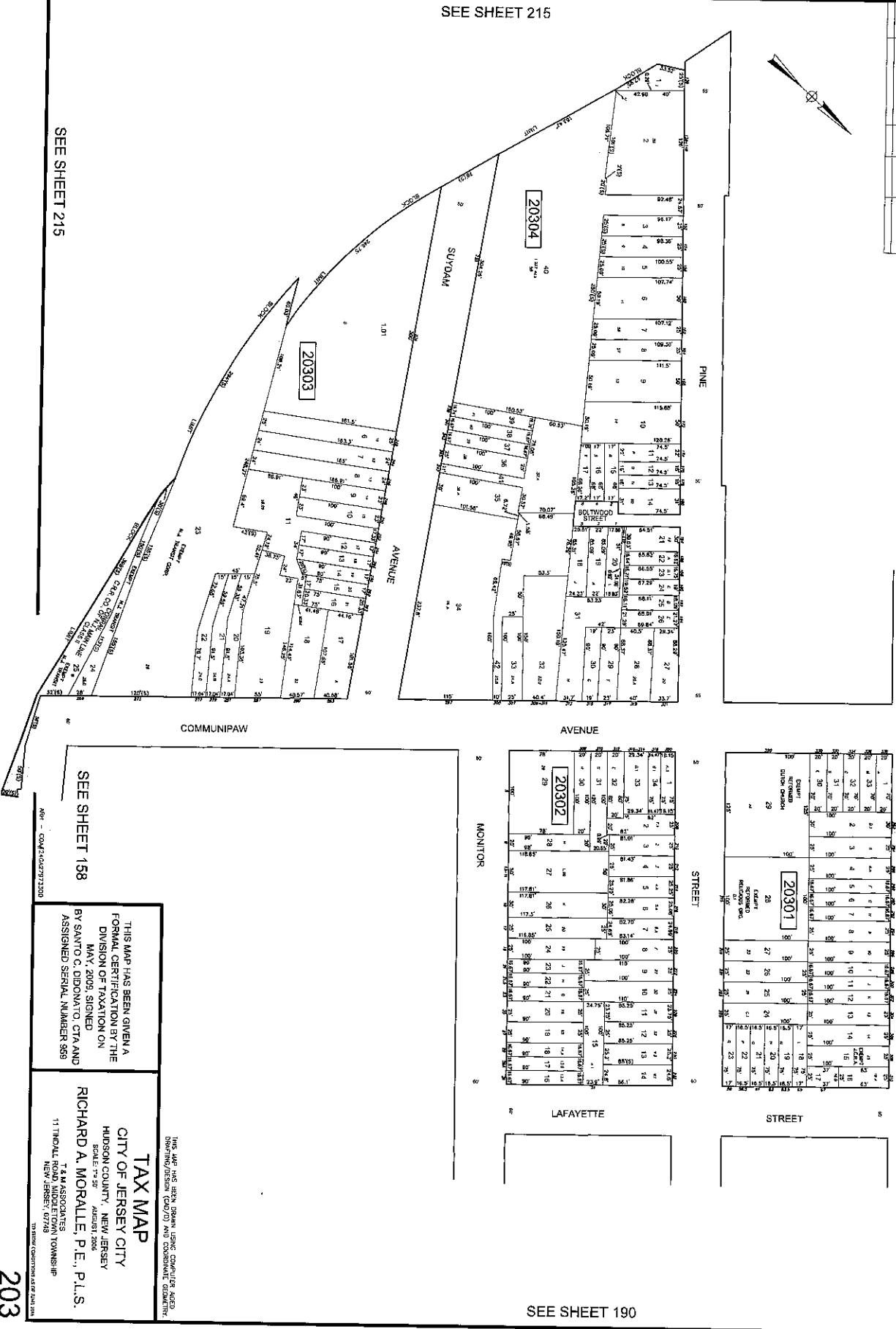
203

SEE SHEET 215

SEE SHEET 158

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 569

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 50'  
RICHARD A. MORALLE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TYPICAL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY, 07743



203

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAMNARAYANA PROPERTIES, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17505, LOTS 10 AND 11 A/K/A 307 PINE STREET AND 326-328 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

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

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

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

**WHEREAS**, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to construct a five (5) story, mixed-use building with mezzanine penthouses containing twenty (20) residential units, two (2) of which shall be designated as affordable units, and commercial space on the ground floor (the "Project"); and

**WHEREAS**, on June 18, 2019, pursuant to Resolution No. 19-06-13, the Jersey City Redevelopment Agency ("JCRA") designated Ramnarayana Properties, LLC as the Redeveloper of the Property for the Project for a period of ninety (90) days with one thirty (30) day administrative extension, which is expiring; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-9, the JCRA wishes to extend this designation for an additional term of ninety (90) days to expire on January 30, 2020, which may be extended for one thirty (30) day period, if necessary, in order to complete its negotiations with the Redeveloper to enter a Redevelopment Agreement, which shall define and memorialize the respective obligations of the parties with regard to proceeding with the Project pursuant to the requirements of the Redevelopment Plan.

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

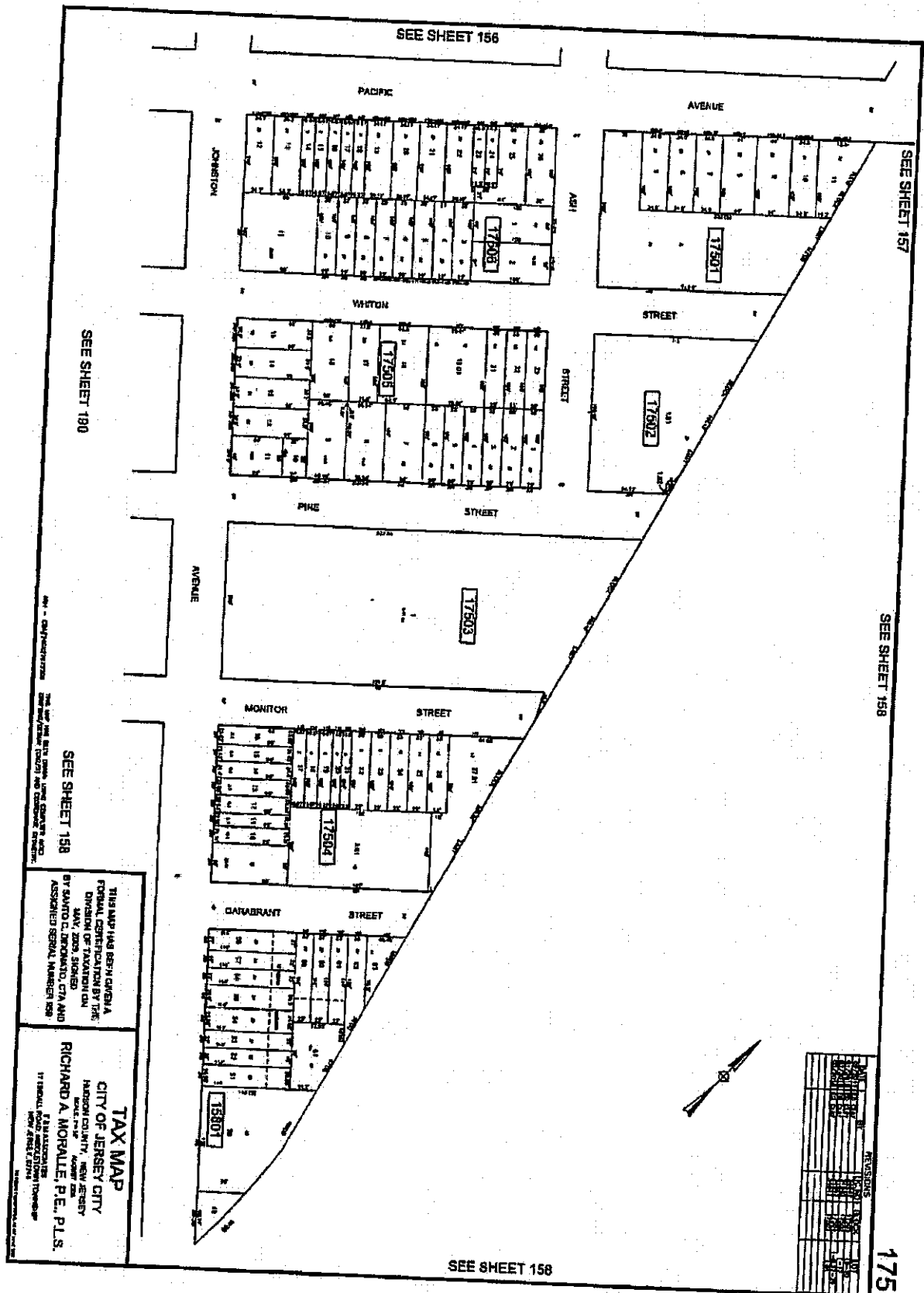
1. The above recitals are incorporated by reference as if fully set forth herein.
2. Ramnarayana Properties, LLC is hereby designated as the Redeveloper of the Property for an additional period of ninety (90) days to expire on January 30, 2020, which may be extended for a period of not more than thirty (30) days by the Executive Director in her sole discretion.

3. If, within the period established in accordance with Section 2 hereof, the JCRA and the Redeveloper have not entered into a mutually acceptable Redevelopment Agreement, the designation of Ramnarayana Properties, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the JCRA.
4. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.
5. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
6. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
7. This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on October 15, 2019.**

  
 DIANA H. JEFFREY, SECRETARY

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



THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY, 2009, SIGNED  
 BY SAO C. DEBORDO, CTA AND  
 ASSIGNED SERIAL NUMBER 029

**TAX MAP**  
 CITY OF JERSEY CITY  
 HARBOR COM. DIST. - NEW JERSEY  
 RICHARD A. MORALLE, P.E., P.L.S.  
 17180001, NEW JERSEY

SEE SHEET 157

SEE SHEET 158

SEE SHEET 180

SEE SHEET 158

SEE SHEET 158

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF MDW REAL ESTATE AND ACQUISITION, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 9 MYRTLE AVENUE AND IDENTIFIED ON THE CITY TAX MAP AS BLOCK 23702, LOT 12 WITHIN THE SCATTER SITE REDEVELOPMENT AREA**

**WHEREAS**, the property located at 9 Myrtle Avenue, Jersey City, New Jersey and identified on the City's official tax map as Block 23703, Lot 12 (the "Property") has been placed by the City of Jersey City (the "City") upon the City's abandoned property list in accordance with the requirements of the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "NJURA"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA"); and

**WHEREAS**, the Property is also located within the Scattered Sites Redevelopment Area and is governed by the Scatter Sites Redevelopment Plan (the "Redevelopment Plan"); and

**WHEREAS**, the City has entered into a shared services agreement with the Jersey City Redevelopment Agency (the "Agency") authorizing the Agency to take actions on behalf of the City with regard to properties on the City's abandoned property list; and

**WHEREAS**, pursuant to this shared services agreement and pursuant to the Agency's powers as a redevelopment agency under the Local Redevelopment and Housing Law, the Agency is authorized to contract with redevelopers for the development of abandoned properties located within redevelopment areas; and

**WHEREAS**, MDW Real Estate and Acquisition, LLC, a limited liability company having its offices at 24 Crescent Avenue, Jersey City, NJ, has submitted a redeveloper application asking to be designated as the redeveloper of the Property; and

**WHEREAS**, based upon its review of the submissions and presentations made by representatives of the Redeveloper, the Agency has determined that the Redeveloper has the professional experience and financial capabilities to carry out the redevelopment of the Property in accordance with the Redevelopment Plan; and

**WHEREAS**, the Agency wishes to adopt this resolution to designate MDW Real Estate and Acquisition, LLC as the redeveloper for this Property, subject to the future entry of a redevelopment agreement with MDW Real Estate and Acquisition, LLC and subject to the receipt of documentation from the previously designated redeveloper for this Property (9 Myrtle Avenue Partners LLC) releasing its redevelopment rights in the Property.

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

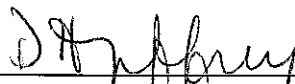
**Section 1.** The recitals hereto are hereby incorporated herein as if fully set forth at length.

**Section 2.** MDW Real Estate and Acquisition, LLC is hereby designated as the redeveloper of the Property for a period of ninety (90) days expiring on January 30, 2020, unless extended for a period of no more than thirty (30) additional days by the Executive Director in her sole discretion.

**Section 3.** If, by January 30, 2020, or such later date as established by the Executive Director in accordance with Section 2 hereof, the parties have not entered into a mutually acceptable redevelopment agreement for the Property, the designation of MDW Real Estate and Acquisition, LLC as redeveloper of the Property shall automatically expire without any need for further action by the Board.

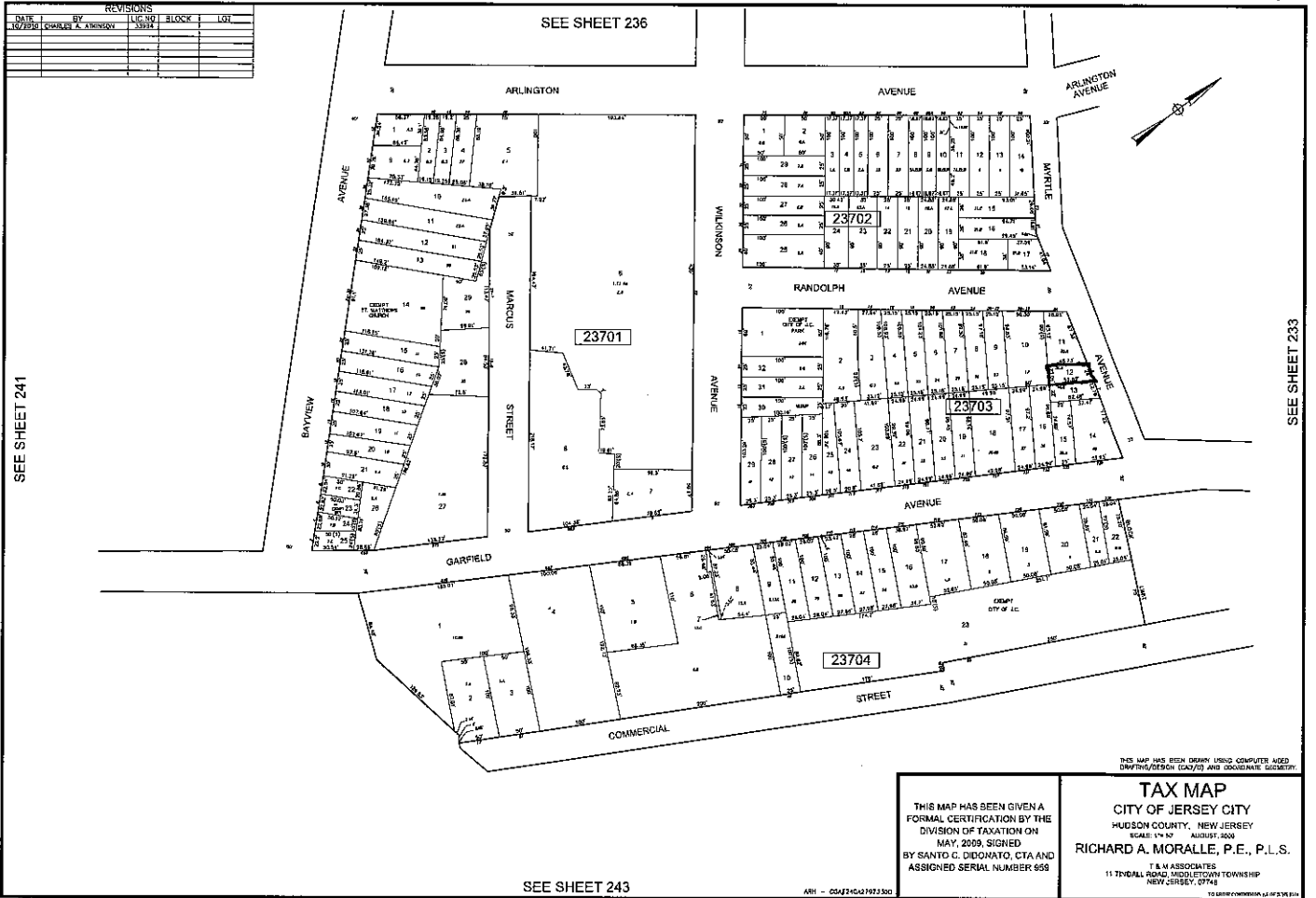
**Section 4.** The Executive Director, Chairman, Vice Chairman, and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate the purposes of this resolution in consultation with counsel.

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

  
Diana H. Jeffrey, Secretary

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

REVISIONS				
DATE	BY	DESCRIPTION	SHEET	LOT
10/20/09	CHRISTIAN A. MORALLE	10/20/09	237	237



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 699

**TAX MAP**  
**CITY OF JERSEY CITY**  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1" = 50'  
 AUGUST 2009  
**RICHARD A. MORALLE, P.E., P.L.S.**  
 T & M ASSOCIATES  
 11 TENDALL ROAD, MIDDLETOWN TOWNSHIP  
 NEW JERSEY, 07041

Item #20

Withdrawn



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO. 19-10-JL3 WITH  
DONOHUE, GIRONDA, DORIA AND TOMKINS, LLC FOR  
AUDITING SERVICES**

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) is required to have an independent audit of its accounts each year in accordance with the Local Authorities Fiscal Control Law, *N.J.S.A. 40A:5A-1 et seq.*; and

**WHEREAS**, in compliance with N.J.S.A. 40A:20.4 (Pay to Play Law), the Jersey City Redevelopment Agency issued an RFQ (Request for Qualifications) for Redevelopment Auditing services on September 3, 2019; and

**WHEREAS**, N.J.S.A. 40A:5A-15 provides that local authorities will contract with certified public accountants or registered municipal accountants for this service; and

**WHEREAS**, Donohue, Gironda, Doria and Tomkins, LLC, a certified public accounting firm (“**DGDT**”), has provided a proposal to the Agency to undertake the services related to the production of the Agency’s audit for the 2019 calendar year; and

**WHEREAS**, the Agency wishes to enter into Professional Service Agreement 19-10-JL3 with DGDT for a term not to exceed one (1) year and a contract amount not to exceed \$37,500; and

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

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

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

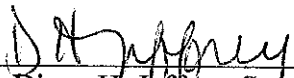
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

**Section 2.** The Board of Commissioners hereby authorizes Professional Services Agreement No. 19-10-JL3 with Donohue, Gironda, Doria and Tomkins, LLC as described herein. Notice of the award of this amendment to the Agreement shall be published in an official newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

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

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

  
Diana H. Jeffrey, Secretary

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING PROFESSIONAL SERVICES  
AGREEMENT WITH 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 the Redevelopment Law and the Cooperating Agreement, the Agency from time to time requires the services of firms to provide accounting and financial services for certain projects throughout the City (the “**Financial Services**”); and

**WHEREAS**, in accordance with *N.J.S.A. 19:44A-20.4*, the Agency issued a Request for Qualifications (“**RFQ**”) for the Financial Services; and

**WHEREAS**, by Resolution No. 19-08-30 adopted on August 20, 2019, the Agency qualified Ferraioli, Wielkatz, Cerullo and Cuva, P.A. (“**FWCC**”) to provide the Financial Services for a term of one (1) year; and

**WHEREAS**, on March 12, 2008, pursuant to Ordinance 08-025 and the Redevelopment Law, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (the “**Redevelopment Area**” or “**Bayfront Site**”); and

**WHEREAS**, in connection with the redevelopment of the Redevelopment Area, the City entered into a certain Cooperation Agreement (the “**Cooperation Agreement**”) with the Agency pursuant to which the Agency is authorized to oversee certain work and services on behalf of the City; and

**WHEREAS**, the Agency requires performance of the Financial Services in the following respects: (a) to act as Chief Financial Officer (“**CFO**”) to perform financial services, including but not limited to overseeing internal accounting staff, ensuring all transactions are recorded timely and correctly, and reviewing all month-end statements (the “**CFO Services**”); to perform additional financial consulting services separate and apart from those rendered as CFO for special projects (the “**Additional**

**Financial Consulting Services**"); and to perform additional financial services for the Bayfront Site specifically (the "**Bayfront Financial Services**"); and

**WHEREAS**, FWCC has submitted proposals (the "**Proposals**") dated October 2, 2019, which Proposals are on file with the Agency, to provide the CFO Services, the Additional Financial Consulting Services, and the Bayfront Financial Services; and

**WHEREAS**, the Agency desires to enter into a professional services contract no. 19-10-JL2 (the "**Contract**") with FWCC to perform the work outlined in the Proposals for a term not to exceed one (1) year, as follows: (a) at a rate of Seven Thousand Five Hundred Dollars (\$7,500.00) per month for a total amount not to exceed Ninety Thousand Dollars (\$90,000.00) for the CFO Services; (b) at the rates included in the Proposals for a total amount not to exceed Thirty-Five Thousand Dollars (\$35,000.00) for the Additional Financial Consulting Services; and (c) at the rates included in the Proposals for a total amount not to exceed Thirty-Five Thousand Dollars (\$35,000.00) for the Bayfront Financial Services; and

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

**WHEREAS**, notice of the award of the Contract No. 19-10-JL2 shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*,


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

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

**Section 2.** The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with FWCC for a term not to exceed one (1) year, at the rates included in the Proposals for a total amount not to exceed One Hundred Sixty Thousand Dollars (\$160,000.00) to provide the CFO Services, the Additional Financial Consulting Services, and the Bayfront Financial Services, subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

**Section 4.** 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 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 October 15, 2019.**

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

## 2020 Authority Budget Resolution Jersey City Redevelopment Agency

**FISCAL YEAR:** FROM: January 1, 2020 **TO:** December 31, 2020

WHEREAS, the Annual Budget and Capital Budget for the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2020 and ending, December 31, 2020 has been presented before the governing body of the Jersey City Redevelopment Agency at its open public meeting of October 15, 2019; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$6,305,000 , Total Appropriations of \$6,871,500 and Total Unrestricted Net Position utilized of \$566,500; and


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

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations of the Authority, to meet operating expenses and capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held on October 15, 2019, that the Annual Budget, including all related schedules of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2020 and ending, December 31, 2020 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency will consider the Annual Budget Program for adoption on November 18, 2019.

  
Secretary

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

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

***Authority Budget of:***

reso no. 19-10-  
23

***Jersey City Redevelopment Agency***

**State Filing Year**

**2020**

***For the Period:***

***January 1, 2020***

***to***

***December 31, 2020***

**[www.thejcra.org](http://www.thejcra.org)**

**Authority Web Address**



***Division of Local Government Services***

# **2020 (2020-2021) AUTHORITY BUDGET**

## **Certification Section**



**2020 (2020-2021)**

**JERSEY CITY REDEVELOPMENT AGENCY**

(Name)

**AUTHORITY BUDGET**

**FISCAL YEAR: FROM JANUARY 1, 2020 TO DECEMBER 31, 2020**

**For Division Use Only**

**CERTIFICATION OF APPROVED BUDGET**

*It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.*

*State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services*

By: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF ADOPTED BUDGET**

*It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.*

*State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services*

By: \_\_\_\_\_ Date: \_\_\_\_\_

# 2020 (2020-2021) PREPARER'S CERTIFICATION

## JERSEY CITY REDEVELOPMENT AGENCY

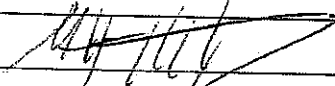
(Name)

### AUTHORITY BUDGET

FISCAL YEAR: FROM: JANUARY 1, 2020 TO: DECEMBER 31, 2020

It is hereby certified that the Authority Budget, including both the Annual Budget and the Capital Budget/Program annexed hereto, represents the members of the governing body's resolve with respect to statute in that: all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in itemization, form and content, the budget will permit the exercise of the comptroller function within the Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:			
Name:	Matthew B. Wielkotz		
Title:	Chief Financial Officer		
Address:	401 Wanaque Avenue Pompton Lakes, NJ 07442		
Phone Number:	(973)-835-7900	Fax Number:	(973)-835-6631
E-mail address	mwielkotz@fwcc-cpa.com		

# 2020 (2020-2021) APPROVAL CERTIFICATION

## JERSEY CITY REDEVELOPMENT AGENCY

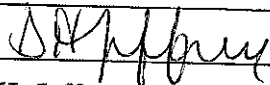
(Name)

### AUTHORITY BUDGET

FISCAL YEAR: FROM: JANUARY 1, 2020 TO: DECEMBER 31, 2020

It is hereby certified that the Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 15th day of October, 2019.

It is further certified that the recorded vote appearing in the resolution represents not less than a majority of the full membership of the governing body thereof.

Officer's Signature:			
Name:	Diana H. Jeffrey		
Title:	Executive Director		
Address:	66 York Street, 3 <sup>rd</sup> Floor Jersey City, NJ 07302		
Phone Number:	(201)-761-0821	Fax Number:	(201)-761-0831
E-mail address	DJeffrey@jcnj.org		

# INTERNET WEBSITE CERTIFICATION

Authority's Web Address:

www.thejcra.org

All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- ☒ A description of the Authority's mission and responsibilities
- ☒ Budgets for the current fiscal year and immediately preceding two prior years
- ☒ The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information (**Similar Information is such as PIE Charts, Bar Graphs etc. for such items as Revenues, Expenditures, and other information the Authority deems relevant to inform the public**)
- ☒ The complete (All Pages) annual audits (Not the Audit Synopsis) of the most recent fiscal year and immediately two prior years
- ☒ The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the authority to the interests of the residents within the authority's service area or jurisdiction
- ☒ Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time, date, location and agenda of each meeting
- ☒ The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years
- ☒ The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority
- ☒ A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

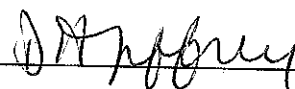
Name of Officer Certifying compliance

Diana H. Jeffrey

Title of Officer Certifying compliance

Executive Director

Signature



## **ADD INTRODUCTION RESOLUTION**

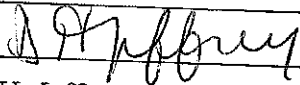
# 2020 (2020-2021) ADOPTION CERTIFICATION

## JERSEY CITY REDEVELOPMENT AGENCY (Name)

### AUTHORITY BUDGET

FISCAL YEAR: FROM: JANUARY 1, 2020 TO: DECEMBER 31, 2020

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Jersey City Redevelopment Agency, pursuant to N.J.A.C. 5:31-2.3, on the 19th day of November, 2019.

Officer's Signature:			
Name:	Diana H. Jeffrey		
Title:	Executive Director		
Address:	66 York Street, 3 <sup>rd</sup> Floor Jersey City, NJ 07302		
Phone Number:	(201)-761-0821	Fax Number:	(201)-761-0831
E-mail address	DJeffrey@jcnj.org		

## **ADD ADOPTION RESOLUTION**

# **2020 (2020-2021) AUTHORITY BUDGET**

## **Narrative and Information Section**



# 2020 (2020-2021) AUTHORITY BUDGET MESSAGE & ANALYSIS

## JERSEY CITY REDEVELOPMENT AGENCY (Name)

### AUTHORITY BUDGET

FISCAL YEAR: FROM: JANUARY 1, 2020 TO: DECEMBER 31, 2020

*Answer all questions below. Attach additional pages and schedules as needed.*

1. Complete a brief statement on the 2020/2020-2021 proposed Annual Budget and make comparison to the 2019/2019-2020 adopted budget for each Revenues and Appropriations. Explain any variances over +/-10% (As shown on budget pages F-2 and F-4 explain the reason for changes for each revenue and appropriation changing more than 10%) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item.
2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program. (Example Consider New Development projects such as Housing /Commercial projects impact on the Authorities expenses or revenues)
3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget and or Capital Budget, i.e. rate stabilization, debt service reduction, to balance the budget, etc. If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.
4. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or a shared service payments, pilot payments, or other types of contracts or agreements (Example to provide police services to the Authority etc. and explain the reason for the transfer (i.e.: to balance the County/Municipality budget, etc.).
5. The proposed budget must not reflect an anticipated deficit from 2020/2020-2021 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.  
  
(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75) and similar types of deficits in the audit report. How would these deficits be funded?
6. Attach a schedule of the Authority's existing rate structure (connection fees, parking fees, service charges, etc.) if it has been changed since the prior year budget submission and a schedule of the proposed rate structure for the upcoming fiscal year. Explain any proposed changes in the rate structure and attach the resolution approving the change in the rate structure, if applicable. (If no changes to fees or rates indicate (Answer as "Rates Are Staying the Same")

# **2020 Authority Budget**

## **Jersey City Redevelopment Agency**

### **Page N-1 Addendum Page 1 of 2**

1.

- a. The proposed total budget appropriations and revenues both increased \$3,980,000 (or 171.2%) due to a significant increase in services funded by Federal, State and Local grants during 2020. The Agency will be completing the last phase of Berry Lane Park improvements which accounts for \$4,000,000 of this increase and is fully funded by grants.
- b. Revenue changes greater than 10%:
  - i. Development Fees are anticipated to increase by \$150,000 (or 17.6%) due to an anticipated increase in projects in 2020, and also based on 2019 actual amounts collected.
  - ii. Development Grants – Green Acres are anticipated to increase by \$1,100,000 (or 100%) due to a grant which was received to build the pavilion at Berry Lane Park.
  - iii. Development Grants – Hudson County Open Space are anticipated to increase by \$225,000 (or 45%) due to grants which were received to build the pavilion and skate park at Berry Lane Park.
  - iv. Development Grants – CDBG are anticipated to increase by \$1,000,000 (or 100%) due to a grant which was received to build the pavilion at Berry Lane Park.
  - v. Development Grants – Jersey City Capital are anticipated to increase by \$1,050,000 (or 100%) due to grants which were received to build the pavilion and skate park at Berry Lane Park.
  - vi. Property Sales are anticipated to increase by \$250,000 (or 50%) due to an increase in property sales in 2020.
  - vii. Rental Income is anticipated to increase by \$80,000 (or 32%) due to rent increases in executed rental agreements during 2020.
  - viii. Interest Earned is anticipated to increase by \$125,000 (or 100%) due to increases in interest rates negotiated with banks, and also based on 2019 actual amounts collected.
- c. Appropriation changes greater than 10%:
  - i. Fringe Benefits are anticipated to decrease \$107,000 (or 20.1%) based on project 2020 costs for employees.

# **2020 Authority Budget**

## **Jersey City Redevelopment Agency**

### **Page N-1 Addendum Page 2 of 2**

- ii. Other Grant Development Costs are anticipated to increase by \$4,000,000 (or 100%) due to the completion of the last phase of Berry Lane Park improvements which will take place during 2020.
  - iii. Interest Payments on Debt are anticipated to increase by \$350,000 (or 100%) due to the required interest payment for the Pathside Project during 2020.
- 2. The local economy has been steadily improving in the area serviced by the Agency. These favorable conditions have resulted in significant economic development and real estate development in the area which has translated into a projected increase in Agency revenues.
- 3. The Agency has budgeted \$566,500 of Unrestricted Net Position to be utilized in the 2020 budget in order to balance the budget.
- 4. Not Applicable.
- 5. There is no deficit.
- 6. Not Applicable.

# AUTHORITY CONTACT INFORMATION

## 2020 (2020-2021)

Please complete the following information regarding this Authority. All information requested below must be completed.

<b>Name of Authority:</b>	Jersey City Redevelopment Agency		
<b>Federal ID Number:</b>	22-6002881		
<b>Address:</b>	66 York Street, 3 <sup>rd</sup> Floor		
<b>City, State, Zip:</b>	Jersey City	NJ	07302
<b>Phone: (ext.)</b>	(201)-761-0819	<b>Fax:</b>	(201)-761-0831

<b>Preparer's Name:</b>	Matthew B. Wielkotz		
<b>Preparer's Address:</b>	401 Wanaque Avenue		
<b>City, State, Zip:</b>	Pompton Lakes	NJ	07442
<b>Phone: (ext.)</b>	(973)-835-7900	<b>Fax:</b>	(973)-835-6631
<b>E-mail:</b>	mwielkotz@fwcc-cpa.com		

<b>Chief Executive Officer:(1)</b>	Diana H. Jeffrey, Executive Director		
(1) Or person who performs these functions under another Title			
<b>Phone: (ext.)</b>	(201)-761-0819	<b>Fax:</b>	(201)-761-0831
<b>E-mail:</b>	DJeffrey@jcnj.com		

<b>Chief Financial Officer(1)</b>	Matthew B. Wielkotz		
(1) Or person who performs these functions under another Title			
<b>Phone: (ext.)</b>	(973)-835-7900	<b>Fax:</b>	(973)-835-6631
<b>E-mail:</b>	mwielkotz@fwcc-cpa.com		

<b>Name of Auditor:</b>	Mauricio Canto		
<b>Name of Firm:</b>	Donohue, Gironde, Doria & Tomkins, LLC		
<b>Address:</b>	310 Broadway		
<b>City, State, Zip:</b>	Bayonne	NJ	07002
<b>Phone: (ext.)</b>	201-437-9000	<b>Fax:</b>	201-437-1432
<b>E-mail:</b>	mcanto@dgdcpas.com		

# AUTHORITY INFORMATIONAL QUESTIONNAIRE

## JERSEY CITY REDEVELOPMENT AGENCY

(Name)

FISCAL YEAR: FROM: JANUARY 1, 2020 TO: DECEMBER 31, 2020

Answer all questions below completely and attach additional information as required.

- 1) Provide the number of individuals employed in (Use Most Recent W-3 Available 2018 or 2019) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 22
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2018 or 2019) Transmittal of Wage and Tax Statements: \$1,047,945
- 3) Provide the number of regular voting members of the governing body: 7 (Even if not all commissioners have been appointed (Total Commissioners are either 5 or 7 (Regional Authorities may have more than 7 members) s per statute for your Authority)
- 4) Provide the number of alternate voting members of the governing body: 0 (Maximum is 2)
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? NO If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year (Most Recent Filing that March 31, 2019 or 2020 deadline has passed 2019 or 2020) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) YES If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? NO If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.
- 8) Was the Authority a party to a business transaction with one of the following parties:
  - a. A current or former commissioner, officer, key employee, or highest compensated employee? NO
  - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? NO
  - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? NOIf the answer to any of the above is "yes," attach a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.
- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. NO If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.
- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. **Attach a narrative of your Authorities procedures for all individuals listed on Page N-4 (2 of 2).**

- 11) Did the Authority pay for meals or catering during the current fiscal year? YES If "yes," *attach a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.*
- 12) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? YES If "yes," ***attach a detailed list of all travel expenses** for the current fiscal year and provide an explanation for each expenditure listed.*
- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?
- a. First class or charter travel NO
  - b. Travel for companions NO
  - c. Tax indemnification and gross-up payments NO
  - d. Discretionary spending account NO
  - e. Housing allowance or residence for personal use NO
  - f. Payments for business use of personal residence NO
  - g. Vehicle/auto allowance or vehicle for personal use NO
  - h. Health or social club dues or initiation fees NO
  - i. Personal services (i.e.: maid, chauffeur, chef) NO
- If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.*
- 14) Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? YES If "no," *attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements indicate that in answer)*
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? NO If "yes," *attach explanation including amount paid.*
- 16) Did the Authority make any payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? NO If "yes," *attach explanation including amount paid.*
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notice of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) as required? YES If "no," *attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future. (If no bonded Debt answer is Not Applicable). (New Jersey Infrastructure Trust Loans are not bonded debt of an Authority)*
- 18) Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? NO If "yes," *attach explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.*
- 19) Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e.: sewer overflow, etc.)? NO If "yes," *attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.*

# **2020 Authority Budget**

## **Jersey City Redevelopment Agency**

### **Page N-3 Addendum Page 1 of 2**

#### **Page N-3 – Question 10 – Process for Determining Compensation**

The Agency considers salaries from other public entities to set a salary scale. Employees are evaluated regularly and may be additionally compensated. When a raise or promotion is considered, the Executive Director will discuss with the Board of Commissioners and they will decide if the raise or promotion is given. In addition, the Executive Director is a contracted employee and raises are part of the contract and certain intervals.

#### **Page N-3 – Question 11 – Authority Catering/Meals for 2019**

##### **January**

Board Meeting – Dinner	\$120.00
Development Meeting – Lunch	\$18.00
Developer Interviewing – Lunch	\$212.60

##### **February**

Development Meeting – Lunch	\$94.71
Board Meeting – Dinner	\$175.00
Development Meeting – Lunch	\$56.00

##### **March**

Development Meeting – Lunch	\$36.50
Board Meeting – Dinner	\$185.00

##### **April**

Development Meeting – Lunch	\$40.00
Staff Development Meeting – Lunch	\$190.90

##### **May**

Staff Development Meeting – Lunch	\$135.00
Planning Meeting – Lunch	\$78.78
Development Meeting – Lunch	\$18.00
Board Meeting – Dinner	\$200.00
Staff Development Meeting – Lunch	\$219.97

# **2020 Authority Budget**

## **Jersey City Redevelopment Agency**

### **Page N-3 Addendum Page 2 of 3**

#### **Page N-3 – Question 11 – Authority Catering/Meals for 2018 (continued)**

##### June

Development Meeting – Lunch	\$43.18
Staff Development Meeting – Lunch	\$142.75
Development Meeting – Lunch	\$36.00
Board Meeting – Dinner	\$200.00

##### July

Board Meeting – Dinner	\$278.00
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##### August

Development Meeting – Lunch	\$21.00
Development Meeting – Lunch	\$76.00
Board Meeting – Dinner	\$130.00

##### September

Development Meeting – Lunch	\$53.05
Development Meeting – Lunch	\$71.25
Board Meeting – Dinner	\$206.83

<b>TOTAL</b>	<b>\$3,038.52</b>
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#### **Page N-3 – Question 12 – Travel Expenses for 2019**

##### January

New Jersey Transit Meeting – Newark	\$263.66
Hudson County Development Corporation – Jersey City	\$190.37
Legal Counsel Meeting – Roseland	\$8.70



# **2020 Authority Budget**

## **Jersey City Redevelopment Agency**

### **Page N-3 Addendum Page 3 of 3**

#### **Page N-3 – Question 12 – Travel Expenses for 2019 (Continued)**

##### April

Development Meeting – NYC	\$213.71
State of NJ Meeting – Trenton	\$113.69
Purchasing Conference – Atlantic City	\$359.11
Hudson County Development Corporation – Jersey City	\$138.54

##### May

Hudson County Development Corporation – Jersey City	\$103.23
Legal Counsel Meeting – Roseland	\$80.00
Purchasing Conference – Atlantic City	\$339.42
Legal Counsel Meeting – Roseland	\$90.84

##### June

Purchasing Meeting – New Brunswick	\$73.91
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##### August

National Brownfield Convention – California	\$699.20
Legal Counsel Meeting – Roseland	\$118.47

##### September

Governor's Conference – Atlantic City	\$676.11
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<b>TOTAL</b>	<b>\$3,468.96</b>
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*(This page is directions for filling in page (N-4 (2-of 2) ) (No answers should be entered on this page)*

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES,  
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS**

**Jersey City Redevelopment Agency**

(Name)

**FISCAL YEAR: FROM: JANUARY 1, 2020 TO: DECEMBER 31, 2020**

*Complete the attached table for all persons required to be listed per #1-4 below.*

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority and any other public entities as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority and any other public entities.
- 3) List all of the Authority's former officers, key employees and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.

**Commissioner:** A member of the governing body of the authority with voting rights. Include alternates for purposes of this schedule.

**Officer:** A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial official as officers. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

**Key employee:** An employee or independent contractor of the authority (other than a commissioner or officer) who meets both of the following criteria:

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

**Highest compensated employee:** One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

**Compensation:** All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

**Reportable compensation:** (Use the Most Recent W-2 available 2018 or 2019). The aggregate compensation that is reported (or is required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year. For example, for fiscal years ending December 31, 2020, the most recent W-2 and 1099 should be used 2019 or 2018 (60 days prior to start of budget year is November 1, 2019, with 2018 being the most recent calendar year ended), and for fiscal years ending June 30, 2020, the calendar year 2019 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2019, with 2019 being the most recent calendar year ended).

**Other Public Entity:** Any municipality, county, local authority, fire district, or other government unit, regardless of whether it is related in any way to the Authority either by function or by physical location.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)

For the Period January 1, 2020 to December 31, 2020  
 Jersey City Redevelopment Agency  
 Position (Can Check more than 1 Column for each person)  
 Reportable Compensation from Authority (W-2/1099)

Name	Title	Average Hours per Week Dedicated to Position	Commissioner	Officer	Key Employee	Highest Compensated Employee	Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority	Names of Other Public Entities where Individual is an Employee or Member of the Governing Body (1) See note below	Positions held at Other Public Entities Listed in Column O	Average Hours per Week Dedicated to Positions at Other Public Entities Listed in Column O	Reportable Compensation from Other Public Entities (W-2/ 1099)	Estimated amount of other compensation from Other Public Entities (health benefits, pension, payment in lieu of health benefits, etc.)	Total Compensation All Public Entities		
1 Diana Jeffrey	Executive Director	40	x					\$ 150,720	\$	\$	\$ 14,052	\$ 164,782	None	None	\$	\$	\$	\$ 164,782		
2 Christopher Fiore	Asst. Exec. Director	40	x					\$ 127,437	\$	\$	\$ 21,918	\$ 149,355	Commissioner	Commissioner	\$	\$	\$	\$ 149,355		
3 Mary Pat Noonan	Project Manager	40	x					\$ 116,115	\$	\$	\$ 7,856	\$ 123,971	None	None	\$	\$	\$	\$ 123,971		
4 Elizabeth Garcia	Supervising Fiscal Officer	40	x					\$ 90,000	\$	\$	\$ 24,278	\$ 114,278	None	None	\$	\$	\$	\$ 114,278		
5 Benjamin Delsale	Director of Development	40				x		\$ 108,553	\$	\$	\$ 21,918	\$ 130,471	None	None	\$	\$	\$	\$ 130,471		
6 Daniel Rivera	Chairman	5 x						\$	\$	\$	\$	\$	City of Jersey City	Councilman	40	\$ 36,180	\$ 5,000	\$ 41,180		
7 Denise Ridley	Commissioner	5 x						\$	\$	\$	\$	\$	City of Jersey City	Councilwoman	40	\$ 36,180	\$ 11,400	\$ 47,580		
8 Douglas Carlucci	Commissioner	5 x						\$	\$	\$	\$	\$	City of Jersey City	Dir. Of Buildings and Streets Maintenance	40	\$ 90,000	\$ 8,460	\$ 98,460		
9 Darwin Ona	Commissioner	5 x						\$	\$	\$	\$	\$	County of Hudson	Sheriff's Officer	40	\$ 70,000	\$ 8,944	\$ 78,944		
0 Evelyn Jones	Vice Chair	5 x						\$	\$	\$	\$	\$	None	None	\$	\$	\$	\$		
1 Erna D. Greene	Commissioner	5 x						\$	\$	\$	\$	\$	None	None	\$	\$	\$	\$		
2 Donald R. Brown	Commissioner	5 x						\$	\$	\$	\$	\$	None	None	\$	\$	\$	\$		
3								\$	\$	\$	\$	\$	None	None	\$	\$	\$	\$		
4								\$	\$	\$	\$	\$	None	None	\$	\$	\$	\$		
5								\$	\$	\$	\$	\$	None	None	\$	\$	\$	\$		
Total:													\$ 592,825	\$	\$ 90,032	\$	\$ 682,857	\$ 232,360	\$ 33,804	\$ 949,021

(1) Insert "None" in this column for each individual that does not hold a position with another Public Entity

**If Not Applicable X this box Below**

For the Period January 1, 2020

December 31, 2020

**Note: Remember to Enter an amount in rows for Employee Cost Sharing**

**Jersey City Redevelopment Agency**

December 31, 2020

**X Box if Authority has no Compensated Absences**

**The total Amount Should agree to most recently issued audit report for the Authority**

Schedule of Accumulated Liability for Compensated Absences

**Jersey City Redevelopment Agency**

For the Period January 1, 2020 to December 31, 2020

*Complete the below table for the Authority's accrued liability for compensated absences.*

*X Box if Authority has no Compensated Absences*

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences at End of Last Issued Audit Report	Dollar Value of Accrued Compensated Absence Liability	Legal Basis for Benefit		
			Approved Labor Agreement	Resolution	Individual Employment Agreement
Barbara Amato	60	\$ 23,950		X	
Diana Jeffrey	68	39,321			X
Christopher Flore	279	136,857		X	
Benjamin Delisle	172	71,789		X	
Elizabeth Vasquez	49	16,978		X	
Mary Pat Noonan	131	58,337		X	
Hjordys Espinal	31	9,084		X	
Jesamil Suazo	42	11,324		X	
Maria Aguilar-Ambrossi	8	1,962		X	
Phillip Orphanidis	19	4,535		X	
Denise Cicarelli	59	13,127		X	
Lauri Romo	7	1,247		X	
Robert Napiorski	72	12,534		X	
James Waddleton	26	4,273		X	
Daniel Nazario	14	2,201		X	
LaBron Collins	64	8,821		X	
<b>Total liability for accumulated compensated absences at beginning of current year</b>		<b>\$ 416,340</b>			

The total Amount Should agree to most recently issued audit report for the Authority

## Schedule of Shared Service Agreements

Jersey City Redevelopment Agency

**For the Period**  
**If No Shared Services X this Box**

January 1, 2020

December 31, 2020

**X**

**Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services.**

[illegible]

# **2020 (2020-2021) AUTHORITY BUDGET**

## **Financial Schedules Section**



# SUMMARY

For the Period  
January 1, 2020  
Jersey City Redevelopment Agency  
to  
December 31, 2020

	FY 2020 Proposed Budget					FY 2019 Adopted Budget		\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
REVENUES	Redevelopment	N/A	N/A	N/A	N/A	Total All Operations	Total All Operations		
Total Operating Revenues	\$ 6,055,000	\$ -	\$ -	\$ -	\$ -	\$ 6,055,000	\$ 2,200,000	\$ 3,855,000	175.2%
Total Non-Operating Revenues	250,000	-	-	-	-	250,000	125,000	125,000	100.0%
Total Anticipated Revenues	6,305,000	-	-	-	-	6,305,000	2,325,000	3,980,000	171.2%
APPROPRIATIONS									
Total Administration	2,521,500	-	-	-	-	2,521,500	2,575,000	(53,500)	-2.1%
Total Cost of Providing Services	4,000,000	-	-	-	-	4,000,000	500,000	3,500,000	700.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	-	-	-	-	-	-	-	-	#DIV/0!
Total Operating Appropriations	6,521,500	-	-	-	-	6,521,500	3,075,000	3,446,500	112.1%
Total Interest Payments on Debt	350,000	-	-	-	-	350,000	-	350,000	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	350,000	-	-	-	-	350,000	-	350,000	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	6,871,500	-	-	-	-	6,871,500	3,075,000	3,796,500	123.5%
Less: Total Unrestricted Net Position Utilized	566,500	-	-	-	-	566,500	750,000	(183,500)	-24.5%
Net Total Appropriations	6,305,000	-	-	-	-	6,305,000	2,325,000	3,980,000	171.2%
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

# Revenue Schedule

Jersey City Redevelopment Agency  
For the Period January 1, 2020 to December 31, 2020

	FY 2020 Proposed Budget						FY 2019 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations	All Operations	All Operations
<b>OPERATING REVENUES</b>									
Service Charges									
Residential									
Business/Commercial									
Industrial									
Intergovernmental									
Other									
Total Service Charges									
Connection Fees									
Residential									
Business/Commercial									
Industrial									
Intergovernmental									
Other									
Total Connection Fees									
Parking Fees									
Meters									
Permits									
Fines/Penalties									
Other									
Total Parking Fees									
Other Operating Revenues (List)									
Development Fees	1,000,000						1,000,000	850,000	150,000 17.6%
Development Grants - EPA									
Development Grants - HDSRF									
Development Grants - Green Acres	1,100,000								
Development Grants - Hudson County Open Space	725,000								
Property Sales	750,000								
Miscellaneous Other Income	100,000								
Rental Income	330,000								
Development Grants - CDBG	1,000,000								
Development Grant - Jersey City Capital	1,050,000								
Total Other Revenue	6,055,000								
Total Operating Revenues	6,055,000								
<b>NON-OPERATING REVENUES</b>									
Other Non-Operating Revenues (List)									
Type in									
Type in									
Type in									
Type in									
Type in									
Type in									
Total Other Non-Operating Revenue									
Interest on Investments & Deposits (List)									
Interest Earned	250,000								
Penalties									
Other									
Total Interest	250,000								
Total Non-Operating Revenues	250,000								
TOTAL ANTICIPATED REVENUES	\$ 6,305,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,305,000	\$ 2,325,000	\$ 3,980,000 171.2%

# Prior Year Adopted Revenue Schedule

Jersey City Redevelopment Agency

## FY 2019 Adopted Budget

	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations
<b>OPERATING REVENUES</b>							
<i>Service Charges</i>							
Residential							\$ -
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
Total Service Charges	-	-	-	-	-	-	-
<i>Connection Fees</i>							
Residential							-
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
Total Connection Fees	-	-	-	-	-	-	-
<i>Parking Fees</i>							
Meters							-
Permits							-
Fines/Penalties							-
Other							-
Total Parking Fees	-	-	-	-	-	-	-
<i>Other Operating Revenues (List)</i>							
Development Fees	850,000						850,000
Development Grants - EPA							-
Development Grants - HDSRF							-
Development Grants - Green Acres							-
Development Grants - Hudson County Open Space	500,000						500,000
Property Sales	500,000						500,000
Miscellaneous Other Income	100,000						100,000
Rental Income	250,000						250,000
Type in (Grant, Other Rev)							-
Type in (Grant, Other Rev)							-
Type in (Grant, Other Rev)							-
Total Other Revenue	2,200,000	-	-	-	-	-	2,200,000
Total Operating Revenues	2,200,000	-	-	-	-	-	2,200,000
<b>NON-OPERATING REVENUES</b>							
<i>Other Non-Operating Revenues (List)</i>							
Type in							-
Type in							-
Type in							-
Type in							-
Type in							-
Type in							-
<i>Other Non-Operating Revenues</i>	-	-	-	-	-	-	-
<i>Interest on Investments &amp; Deposits</i>							
Interest Earned	125,000						125,000
Penalties							-
Other							-
Total Interest	125,000	-	-	-	-	-	125,000
Total Non-Operating Revenues	125,000	-	-	-	-	-	125,000
<b>TOTAL ANTICIPATED REVENUES</b>	\$ 2,325,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,325,000

# Appropriations Schedule

Jersey City Redevelopment Agency  
For the Period January 1, 2020 to December 31, 2020

	FY 2020 Proposed Budget						FY 2019 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations	Total All Operations	All Operations
<b>OPERATING APPROPRIATIONS</b>									
<i>Administration - Personnel</i>									
Salary & Wages	\$ 1,300,000						\$ 1,300,000	\$ -	0.0%
Fringe Benefits	425,000						425,000	532,000	(107,000)
Total Administration - Personnel	1,725,000	-	-	-	-	-	1,725,000	1,832,000	(107,000)
<i>Administration - Other (List)</i>									
Rent & Occupancy	220,000						220,000	204,500	15,500
Office Expenses	42,500						42,500	39,500	3,000
Professional & Legal	325,000						325,000	300,000	25,000
Insurance	175,000						175,000	168,000	7,000
Miscellaneous Administration*	34,000						34,000	31,000	3,000
Total Administration - Other	796,500	-	-	-	-	-	796,500	743,000	53,500
Total Administration	2,521,500	-	-	-	-	-	2,521,500	2,575,000	(53,500)
<i>Cost of Providing Services - Personnel</i>									
Salary & Wages							-	-	#DIV/0!
Fringe Benefits							-	-	#DIV/0!
Total COPS - Personnel							-	-	#DIV/0!
<i>Cost of Providing Services - Other (List)</i>									
Other Grant Development Costs	4,000,000						4,000,000	500,000	3,500,000
Type in Description							-	-	#DIV/0!
Type in Description							-	-	#DIV/0!
Type in Description							-	-	#DIV/0!
Miscellaneous COPS*							-	-	#DIV/0!
Total COPS - Other	4,000,000	-	-	-	-	-	4,000,000	500,000	3,500,000
Total Cost of Providing Services	4,000,000	-	-	-	-	-	4,000,000	500,000	3,500,000
Total Principal Payments on Debt Service in Lieu of Depreciation							-	-	#DIV/0!
Total Operating Appropriations	6,521,500	-	-	-	-	-	6,521,500	3,075,000	3,446,500
<b>NON-OPERATING APPROPRIATIONS</b>									
Total Interest Payments on Debt	350,000	-	-	-	-	-	350,000	-	350,000
Operations & Maintenance Reserve							-	-	#DIV/0!
Renewal & Replacement Reserve							-	-	#DIV/0!
Municipality/County Appropriation							-	-	#DIV/0!
Other Reserves							-	-	#DIV/0!
Total Non-Operating Appropriations	350,000	-	-	-	-	-	350,000	-	350,000
<b>TOTAL APPROPRIATIONS</b>	6,871,500	-	-	-	-	-	6,871,500	3,075,000	3,796,500
<b>ACCUMULATED DEFICIT</b>									
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	6,871,500	-	-	-	-	-	6,871,500	3,075,000	3,796,500
<b>UNRESTRICTED NET POSITION UTILIZED</b>									
Municipality/County Appropriation							-	-	#DIV/0!
Other	566,500						566,500	750,000	(183,500)
Total Unrestricted Net Position Utilized	566,500	-	-	-	-	-	566,500	750,000	(183,500)
<b>TOTAL NET APPROPRIATIONS</b>	\$ 6,305,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,305,000	\$ 2,325,000	\$ 3,980,000

\* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 326,075.00 \$ - \$ - \$ - \$ - \$ - \$ - \$ 326,075.00

# Prior Year Adopted Appropriations Schedule

## Jersey City Redevelopment Agency

### FY 2019 Adopted Budget

	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations
<b>OPERATING APPROPRIATIONS</b>							
<i>Administration - Personnel</i>							
Salary & Wages	\$ 1,300,000						\$ 1,300,000
Fringe Benefits	532,000						532,000
Total Administration - Personnel	1,832,000	-	-	-	-	-	1,832,000
<i>Administration - Other (List)</i>							
Rent & Occupancy	204,500						204,500
Office Expenses	39,500						39,500
Professional & Legal	300,000						300,000
Insurance	168,000						168,000
Miscellaneous Administration*	31,000						31,000
Total Administration - Other	743,000	-	-	-	-	-	743,000
Total Administration	2,575,000	-	-	-	-	-	2,575,000
<i>Cost of Providing Services - Personnel</i>							
Salary & Wages							-
Fringe Benefits							-
Total COPS - Personnel		-	-	-	-	-	-
<i>Cost of Providing Services - Other (List)</i>							
Other Grant Development Costs	500,000						500,000
Type In Description							-
Type In Description							-
Type In Description							-
Miscellaneous COPS*							-
Total COPS - Other	500,000	-	-	-	-	-	500,000
Total Cost of Providing Services	500,000	-	-	-	-	-	500,000
Total Principal Payments on Debt Service in Lieu of Depreciation		-	-	-	-	-	-
Total Operating Appropriations	3,075,000	-	-	-	-	-	3,075,000
<b>NON-OPERATING APPROPRIATIONS</b>							
Total Interest Payments on Debt		-	-	-	-	-	-
Operations & Maintenance Reserve							-
Renewal & Replacement Reserve							-
Municipality/County Appropriation							-
Other Reserves							-
Total Non-Operating Appropriations		-	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	3,075,000	-	-	-	-	-	3,075,000
<b>ACCUMULATED DEFICIT</b>							
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	3,075,000	-	-	-	-	-	3,075,000
<b>UNRESTRICTED NET POSITION UTILIZED</b>							
Municipality/County Appropriation		-	-	-	-	-	-
Other	750,000						750,000
Total Unrestricted Net Position Utilized	750,000	-	-	-	-	-	750,000
<b>TOTAL NET APPROPRIATIONS</b>	\$ 2,325,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,325,000

\* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 153,750.00 \$ - \$ - \$ - \$ - \$ - \$ - \$ 153,750.00

**If Authority has no debt X this box**

1503

Indicate the Authority's most recent bond rating and the year of the rating by ratings service.

Moody's	Fitch	Standard & Poor's
MIG-1		
2019		

## Jersey City Redevelopment Agency

1850

**F-7**

# Net Position Reconciliation

Jersey City Redevelopment Agency

For the Period

January 1, 2020

to

December 31, 2020

## FY 2020 Proposed Budget

	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations
\$	73,815,114						\$ 73,815,114
	68,850,384						68,850,384
	4,964,730						4,964,730
	2,610,881						2,610,881
	451,270						451,270
	8,026,881						8,026,881
	566,500						566,500
	566,500						566,500
\$	7,460,381	\$	-	\$	-	\$	- \$ 7,460,381

### TOTAL NET POSITION BEGINNING OF LATEST AUDIT REPORT YEAR(1)

- Less: Invested in Capital Assets, Net of Related Debt (1)
- Less: Restricted for Debt Service Reserve (1)
- Less: Other Restricted Net Position (1)
- Total Unrestricted Net Position (1)
- Less: Designated for Non-Operating Improvements & Repairs
- Less: Designated for Rate Stabilization
- Less: Other Designated by Resolution
- Plus: Accrued Unfunded Pension Liability (1)
- Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)
- Plus: Estimated Income (Loss) on Current Year Operations (2)
- Plus: Other Adjustments (attach schedule)

### UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET

- Unrestricted Net Position Utilized to Balance Proposed Budget
- Unrestricted Net Position Utilized in Proposed Capital Budget
- Appropriation to Municipality/County (3)

Total Unrestricted Net Position Utilized in Proposed Budget

### PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR

last issued Audit Report (4)

1) Total of all operations for this line item must agree to audited financial statements.

2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.

3) Amount may not exceed 5% of total operating appropriations. See calculation below.

Maximum Allowable Appropriation to Municipality/County

4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.



2020 (2020-2021)

JERSEY CITY REDEVELOPMENT AGENCY  
(Name)

AUTHORITY  
CAPITAL  
BUDGET/  
PROGRAM

# 2019 CERTIFICATION OF AUTHORITY CAPITAL BUDGET/PROGRAM

## JERSEY CITY REDEVELOPMENT AGENCY

(Name)

FISCAL YEAR: FROM: JANUARY 1, 2020 TO: DECEMBER 31, 2020

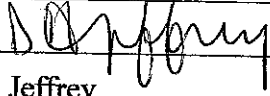
[ ] enter X to the left if this paragraph is applicable

It is hereby certified that the Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the Jersey City Redevelopment Agency, on the 15th day of October, 2020.

OR

[ X ] enter X to the left if this paragraph is applicable

It is hereby certified that the governing body of the Jersey City Redevelopment Agency have elected **NOT** to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2 for the following reason(s): The Agency does not intend to undertake any capital projects during 2020.

Officer's Signature:			
Name:	Diana H. Jeffrey		
Title:	Executive Director		
Address:	66 York Street, 3 <sup>rd</sup> Floor Jersey City, NJ 07302		
Phone Number:	201-761-0819	Fax Number:	201-761-0831
E-mail address	DJeffrey@jcnj.org		

# 2020 (2020-2021) CAPITAL BUDGET/PROGRAM MESSAGE

## JERSEY CITY REDEVELOPMENT AGENCY

(Name)

FISCAL YEAR: FROM: JANUARY 1, 2020 TO: DECEMBER 31, 2020

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (This may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these Projects?

Not applicable.

2. Has each capital project/project financing been developed from a specific capital improvement plan or report; does it include full lifecycle costs; and is it consistent with appropriate elements of Master Plans or other plans in the jurisdiction(s) served by the authority?

Not applicable.

3. Has a long-term (5 years or more) infrastructure needs and other capital items (Vehicles, Equipment) needs assessment been prepared?

Not applicable.

4. If amounts are on Page CB-3 in the column Debt Authorizations. Indicate the primary source of funding the debt service for the Debt Authorizations (Example Rate Increases Funding or Other sources)

Not applicable.

5. Please indicate which capital projects/project financings are being undertaken in the Metropolitan or Suburban Planning Areas as defined in the State Development and Redevelopment Plan.

Not applicable.

6. Please indicate which capital projects/project financings are being undertaken within the boundary of a State Planning Commission-designated Center and/or Endorsed Plan and if the project was included in the Plan Implementation Agenda for that Center/Endorsed Plan.

Not applicable.

*Add additional sheets if necessary.*

# Proposed Capital Budget

Jersey City Redevelopment Agency  
For the Period January 1, 2020 to December 31, 2020

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Redevelopment</i>						
Type in Description	\$ -	NONE				
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.

# 5 Year Capital Improvement Plan

## Jersey City Redevelopment Agency

For the Period January 1, 2020 to December 31, 2020

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2020	2021	2022	2023	2024	2025
<i>Redevelopment</i>							
Type in Description	\$ -	\$ -	NONE				
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>N/A</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>N/A</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>N/A</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>N/A</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>N/A</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

# 5 Year Capital Improvement Plan Funding Sources

Jersey City Redevelopment Agency

For the Period January 1, 2020

to

December 31, 2020

		Funding Sources				
Estimated Total Cost		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Redevelopment</i>						
Type in Description	\$ -	NONE				
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
N/A	-	-	-	-	-	-
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
N/A	-	-	-	-	-	-
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
N/A	-	-	-	-	-	-
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
N/A	-	-	-	-	-	-
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
N/A	-	-	-	-	-	-
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
N/A	-	-	-	-	-	-
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
N/A	-	-	-	-	-	-
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance check	-	-	-	-	-	-

- If amount is other than zero, verify that projects listed above match projects listed on CB-4.

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY AUTHORIZING ADOPTING A CASH MANAGEMENT PLAN**

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**") has been duly created by ordinance of the City of Jersey City and exists in good standing as a public body corporate and politic under and pursuant to all applicable law, including the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*; and

**WHEREAS**, under applicable law, including *N.J.S.A. 40A:5-14* of the Local Fiscal Affairs Law, the Agency must adopt a cash management plan on an annual basis relating to the deposit and investment of funds of the Agency; and

**WHEREAS**, the Agency's Chief Financial Officer has prepared a form of cash management plan for the Agency's consideration,

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

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

**Section 2.** The Agency hereby designates the cash management plan attached hereto as **Exhibit A** as the official cash management plan for the Agency.

**Section 3.** A copy of this resolution shall be available for public inspection at the offices of the Agency.

**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 October 15, 2019.

  
\_\_\_\_\_  
DIANA H. JEFFREY, Secretary

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

**EXHIBIT A  
CASH MANAGEMENT PLAN**



**JERSEY CITY REDEVELOPMENT AGENCY**  
**CASH MANAGEMENT POLICY**

Pursuant to N.J.S.A. 40A:5-14, the Jersey City Redevelopment Agency's Cash Management Policy or Philosophy for selecting and evaluating investment instruments shall:

- 1) Consider preservation of capital, by ensuring that the principal invested is safe and secure.
- 2) Consider liquidity, by ensuring that the security can readily be converted to cash.
- 3) Consider current and historical investment returns, by comparing and examining such returns.
- 4) Consider diversification, by spreading investment principal among a number of investment instruments.
- 5) Consider maturity requirements, by timing the maturity of the investment to match the need for cash.
- 6) Consider costs and fees; by analyzing the expenses associated with buying, storing and redeeming investment instruments.
- 7) Be based on a cash flow analysis prepared by the Chief Financial Officer and be commensurate with the nature and size of the funds held by the Jersey City Redevelopment Agency.
- 8) Be made on a competitive basis insofar as practicable.

Pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency may use moneys which may be in hand for the purchase of the following types of securities which, if suitable for registry, may be registered in the name of the Jersey City Redevelopment Agency.

- 1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
- 2) Government money market mutual funds.
- 3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other external factor.
- 4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which the local unit is a part or within which the school district is located.
- 5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Investment of the Department of the Treasury for investment by local units.

- 6) Local government investment pools.
- 7) Deposits with the State of New Jersey Cash Management Fund,
- 8) Agreements for the repurchase of fully collateralized securities, if:
  - a) the underlying securities are permitted investments pursuant to N.J.S.A. 40A:5- 15.1;
  - b) the custody of collateral is transferred to a third party;
  - c) the maturity of the agreement is not more than 30 days;
  - d) the underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Protection Act (GUDPA);
  - e) a master repurchase agreement providing for the custody and security of collateral is executed.

Also pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency will also abide by the following investment guidelines:

- 1) Any investment instruments in which the security is not physically held by the local unit shall be covered by a third party custodial agreement which shall provide for the designation of such investments in the name of the local unit and prevent unauthorized use of such investments.
- 2) Purchase of investment securities shall be executed by the "delivery versus payment" method to ensure that securities are either received by the local unit or a third party custodian prior to or upon the release of the local unit's funds.
- 3) Any investments not purchased and redeemed directly from the issuer, government money market mutual fund, local government investment pool, or the State of New Jersey Cash Management Fund, shall be purchased and redeemed through the use of a national or State bank located within this State or through a broker-dealer which, at the time of purchase or redemption, has been registered continuously for a period of at least two years pursuant to section 9 of P.L. 1967, c.93 (C.49:3-56) and has at least \$25 million in capital stock (or equivalent capitalization if not a corporation), surplus reserves for contingencies and undivided profits, or through a securities dealer who makes primary markets in U.S. Government securities and reports daily to the Federal Reserve Bank of New York its position in and borrowing on such U.S. Government securities,
- 4) When the Agency's Cash Management Plan permits investments for more than one (1) year, the investment must approximate the prospective use of the funds. This primarily relates to U.S. Securities and local bond issue purchase.

With the above Cash Management Policy in mind, the Agency's Cash Management Plan is indicated by the following designations of approved depositories and investment instruments.

As per the Cash Management Plan of the Jersey City Redevelopment Agency, the Agency hereby designates the following entities as GUDPA approved depository banks:

- Bank of America, N.A.
- BCB Community Bank
- Capital One Bank
- Investors Bank
- JP Morgan Chase Bank
- Provident Savings Bank
- SB One Bank
- TD Bank, NA

NOTE: All of the investment instruments permitted by N.J.S.A. 40A:5-15.1 can be purchased through the Agency's (GUDPA) banks with the possible exception of Government Money Market Funds, which would require broker/dealers.

The approved investment instruments selected by the Jersey City Redevelopment Agency are:

- 1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
- 2) Government money market funds.
- 3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependable on any index or other external factor.
- 4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which The local unit is a part of within which the school district is located,
- 5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Department of Treasury, Division of Investment.
- 6) Local government investment pools, such as New Jersey Class, and the New Jersey Arbitrage Rebate Management Program.
- 7) Deposits with the State of New Jersey Cash Management Fund.
- 8) Repurchase agreements of fully collateralized securities, if:
  - a) The underlying securities are permitted investments pursuant to N.J.S.A. 40A:5-15.1;
  - b) The custody of the collateral is transferred to a third party;
  - c) The maturity of the agreement is not more than 30 days;

- d) The underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Projection Act (GUDPA).
- e) A master repurchase agreement providing for the custody and security of the collateral is executed.

**The approved designation of any Government Money Market Funds are:**

NOTE: The purchase of Government Money Market Funds requires the use of broker/dealers.

**The Agency's Cash Management Plan is further guided by the following principles of investment and risk:**

- Although many factors will contribute to the Agency's policy for selecting and evaluating investment instruments, the Agency recognizes that the security of such interest comes first, followed by liquidity, and then yield.
- Funds shall be managed to meet the Agency's cash flow needs; namely asset maturity decisions will be guided by cash flow factors.
- Careful attention to investment fee structure must be paid: for example, the fees for getting in and out of investments will be considered. Additionally, when investing in government money market funds, load fees (fees up front) and no-load fees (fee is covered as part of the yield) must be distinguished.
- The Agency will acknowledge the notion that "past performance is not a guarantee of future results" when gauging the potential success of its investments. Namely, since government money market funds are required to be rated, the Agency will study such ratings. The Agency will assess the performance of such funds, paying strict attention to their historical expenses, and the experience of their managers.
- The Agency will use the New Jersey Cash Management Fund as a benchmark for comparing the performance of government money market funds and Local Government Investment Pools. Since the New Jersey Cash Management Fund has a wider variety of investments available to it than government money market funds and Local Government Investment Pools, it can be used as a reliable indicator of market performance.
- If solicited by financial advisors to assist the Agency in its investment decisions, the Agency shall (a) be prudent in taking their advice; (b) consider what they are selling; (c) establish how they will profit from the investment; (d) ascertain exactly what their fees are; (e) be aware of "churning" (generation of excess fees by moving from investment to investment).

- The Agency will completely understand all financial products purchased, namely, how the product is priced, the effect or interest rate changes on the value of the product and the liquidity of the product.
- The Agency will consult with Counsel whenever there is a question regarding the legal status of an investment instrument. The Agency will purchase certificate of deposits or repurchase agreements from broker/dealers (including bank related ones) since they are not permitted depositories of funds.
- If necessary, the Agency will consult with GPOA publications on investment practices and with the Bureau of Securities when it comes to ensuring that investment advisors, or broker/dealers and agents of broker/dealers are registered.

**General Cash Management Principles that the Agency's Cash Management Plan shall adhere to are:**

- All moneys turned over to the Treasurer shall be deposited within forty-eight (48) hours in accordance with NJ.S.A.40A:5-15.
- The Chief Financial Officer, shall minimize the possibility of idle cash accumulating in accounts by assuring that all amounts in excess of negotiated compensating balances (if applicable) are kept in interest bearing accounts or promptly swept into the investment portfolio.
- Cash may be withdrawn from investment pools under the discretion of the Chief Financial Officer to fund operations, and/or meet cash flow needs.
- The method of calculating banking fees and compensating balances (if applicable) shall be documented to the Board of Commissioners at least annually.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO CONTRACT NO. 18-08-JS4 WITH FUSION CREATIVE, INC. FOR GRAPHIC DESIGN AND WEBSITE SERVICES AS IT RELATES TO ALL PROJECT AREAS**

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) is a public body and instrumentality of the City of Jersey City (the “**City**”) operating in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, in furtherance of the goals and objectives of Redevelopment Law, the Agency requires graphic design and maintenance services from time to time in connection with its website (the “**Website Services**”); and

**WHEREAS**, the Agency and Fusion Creative, Inc. (“**Fusion**”) entered into that certain Contract No. 18-08-JS4 dated October 16, 2018 (the “**Agreement**”), as authorized by Resolution No. 18-10-28; and

**WHEREAS**, the Agreement is set to expire on October 15, 2019 (the “**Term**”); and

**WHEREAS**, the Agency wishes to extend the Term of the Agreement until December 31, 2019 (the “**Additional Term**”) in order to complete the ongoing request for proposals process to engage a new vendor to provide the Website Services; and

**WHEREAS**, except as authorized herein, all other terms and conditions of the Agreement shall remain in full force and effect, including but not limited to the previously authorized not-to-exceed amount; and

**WHEREAS**, the Agency desires to memorialize such amended terms in an amendment to the 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 Board of Commissioners hereby authorizes amendment of the Agreement to allow for an extension of the Term such that the Agreement expires on December 31, 2019.

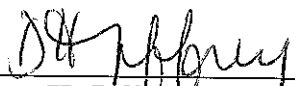
**Section 3.** Except as authorized herein, all other terms and conditions of the Agreement shall remain in full force and effect, including but not limited to the previously authorized not-to-exceed amount.

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

**Section 5.** Except as expressly authorized herein, all other terms and conditions of the Agreement shall remain the same.

**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 October 15, 2019.**

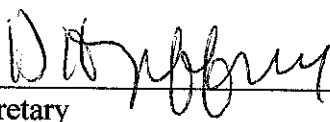
  
Diana H. Jeffrey, Secretary

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of October 15, 2019 be approved as presented.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated October 15, 2019

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



# Jersey City Redevelopment Agency

## Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>BATHGATE, WEGENER &amp; WOLF, ATTORNEY TRUST ACCOUNT</b>								
BATHGATE, WEGENER & WOLF, A	9/30/2019	9/27/2019	Final Jud. 199 Wood	Final Judgement Fixing Compensation for 199	\$90,655.74	\$0.00		\$90,655.74
Totals for BATHGATE, WEGENER & WOLF, ATTORNEY TRUST ACCOUNT:					\$90,655.74	\$0.00		\$90,655.74
<b>GRAND TOTALS:</b>					\$90,655.74	\$0.00		\$90,655.74

## 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 (9/30/2019)  
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
<b>UNEK INSPIRATION</b>								
UNEK INSPIRATION	9/25/2019	9/25/2019	09/25/19	Damages sustained at 405-407 Ocean Avenue	\$34,894.11	\$0.00		\$34,894.11
				Totals for UNEK INSPIRATION:	\$34,894.11	\$0.00		\$34,894.11
				<b>GRAND TOTALS:</b>	\$34,894.11	\$0.00		\$34,894.11

## 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 (9/25/2019)  
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

### INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>CME ASSOCIATES</b>								
CME ASSOCIATES	10/15/2019	9/30/2019	0249131	Professional Services	\$50,589.00	\$0.00		\$50,589.00
				<b>Totals for CME ASSOCIATES:</b>	\$50,589.00	\$0.00		\$50,589.00
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAUMANN, LLC	10/15/2019	9/30/2019	165618	Professional Services	\$10,659.10	\$0.00		\$10,659.10
				<b>Totals for MCMANIMON, SCOTLAND &amp; BAUMANN, LLC:</b>	\$10,659.10	\$0.00		\$10,659.10
<b>NEGIA ENGINEERING ASSOCIATES</b>								
NEGIA ENGINEERING ASSOCIATE	10/15/2019	9/24/2019	1902553	Professional Services: 06/30/19-07/27/19	\$7,750.00	\$0.00		\$7,750.00
				<b>Totals for NEGIA ENGINEERING ASSOCIATES:</b>	\$7,750.00	\$0.00		\$7,750.00
<b>Stock Development Group, Inc.</b>								
Stock Development Group, Inc.	10/15/2019	7/18/2019	E-205	Professional Management Services	\$6,500.00	\$0.00		\$6,500.00
Stock Development Group, Inc.	10/15/2019	7/18/2019	E-206	Professional Management Services	\$8,000.00	\$0.00		\$8,000.00
Stock Development Group, Inc.	10/15/2019	7/18/2019	E-204	Professional Management Services	\$7,375.00	\$0.00		\$7,375.00
				<b>Totals for Stock Development Group, Inc.:</b>	\$21,875.00	\$0.00		\$21,875.00
<b>GRAND TOTALS:</b>					\$90,873.10	\$0.00		\$90,873.10

## 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 (10/15/2019)

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
<b>66 YORK STREET, LLC</b>								
66 YORK STREET, LLC	10/15/2019	10/11/2019		Electric Utility	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	10/15/2019	10/11/2019		Rent 11/19	\$9,801.38	\$0.00		\$9,801.38
66 YORK STREET, LLC	10/15/2019	10/11/2019		Operating 11/19	\$250.00	\$0.00		\$250.00
				<b>Totals for 66 YORK STREET, LLC:</b>	<b>\$10,699.90</b>	<b>\$0.00</b>		<b>\$10,699.90</b>
<b>ADMIRAL INSURANCE COMPANY</b>								
ADMIRAL INSURANCE COMPANY	10/15/2019	10/11/2019		Deductible	\$497.00	\$0.00		\$497.00
				<b>Totals for ADMIRAL INSURANCE COMPANY:</b>	<b>\$497.00</b>	<b>\$0.00</b>		<b>\$497.00</b>
<b>ADVANCED SCAFFOLD SERVICES LLC</b>								
ADVANCED SCAFFOLD SERVICES I	10/15/2019	9/23/2019		Application # 14	\$2,550.00	\$0.00		\$2,550.00
				<b>Totals for ADVANCED SCAFFOLD SERVICES LLC:</b>	<b>\$2,550.00</b>	<b>\$0.00</b>		<b>\$2,550.00</b>
<b>AEA Consulting</b>								
AEA Consulting	10/15/2019	9/30/2019		16848	\$618.75	\$0.00		\$618.75
				<b>Totals for AEA Consulting:</b>	<b>\$618.75</b>	<b>\$0.00</b>		<b>\$618.75</b>
<b>AFA PROTECTIVE SYSTEMS INC</b>								
AFA PROTECTIVE SYSTEMS INC	10/15/2019	6/27/2019		3033782	\$594.54	\$0.00		\$594.54
				<b>Totals for AFA PROTECTIVE SYSTEMS INC:</b>	<b>\$594.54</b>	<b>\$0.00</b>		<b>\$594.54</b>
<b>AFLAC</b>								
AFLAC	10/15/2019	10/11/2019		Nov/2019	\$565.44	\$0.00		\$565.44
				<b>Totals for AFLAC:</b>	<b>\$565.44</b>	<b>\$0.00</b>		<b>\$565.44</b>
<b>Appruzese, McDermott, Mastro &amp; Murphy</b>								
Appruzese, McDermott, Mastro & Mur	10/15/2019	9/24/2019		220700	\$262.50	\$0.00		\$262.50
				<b>Totals for Appruzese, McDermott, Mastro &amp; Murphy:</b>	<b>\$262.50</b>	<b>\$0.00</b>		<b>\$262.50</b>
<b>CASH</b>								
CASH	10/15/2019	10/15/2019		Replenishment	\$227.14	\$0.00		\$227.14
				<b>Totals for CASH:</b>	<b>\$227.14</b>	<b>\$0.00</b>		<b>\$227.14</b>
<b>CHRISTOPHER FIORE</b>								
CHRISTOPHER FIORE	10/15/2019	10/15/2019		September	\$739.48	\$0.00		\$739.48
				<b>Totals for CHRISTOPHER FIORE:</b>	<b>\$739.48</b>	<b>\$0.00</b>		<b>\$739.48</b>
<b>CME ASSOCIATES</b>								
CME ASSOCIATES	10/15/2019	9/13/2019		0248365	\$10,965.25	\$0.00		\$10,965.25
CME ASSOCIATES	10/15/2019	9/13/2019		0248366	\$801.00	\$0.00		\$801.00
CME ASSOCIATES	10/15/2019	9/30/2019		0249130	\$2,017.50	\$0.00		\$2,017.50
CME ASSOCIATES	10/15/2019	9/30/2019		0249129	\$8,284.50	\$0.00		\$8,284.50
CME ASSOCIATES	10/15/2019	9/29/2019		0248762	\$2,708.75	\$0.00		\$2,708.75
				<b>Totals for CME ASSOCIATES:</b>	<b>\$24,777.00</b>	<b>\$0.00</b>		<b>\$24,777.00</b>
<b>COMCAST</b>								

## 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
COMCAST	10/15/2019	9/16/2019	8499053543248876 0	Business Internet/Voice 665 Ocean Avenue	\$175.28	\$0.00		\$175.28
COMCAST	10/15/2019	9/28/2019	8499053543345680	Business Cable - 66 York	\$149.71	\$0.00		\$149.71
				Totals for COMCAST:	\$324.99	\$0.00		\$324.99
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	10/15/2019	10/11/2019	Fee 11/19	Monthly Fee 11/19	\$151.02	\$0.00		\$151.02
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$151.02	\$0.00		\$151.02
DAVISON, EASTMAN & MUNOZ, PA								
DAVISON, EASTMAN & MUNOZ, PA	10/15/2019	9/26/2019	370255	Professional Services: Barnabas Health	\$508.25	\$0.00		\$508.25
				Totals for DAVISON, EASTMAN & MUNOZ, PA:	\$508.25	\$0.00		\$508.25
Donohue, Gironde, Doria & Tomkins, LLC.								
Donohue, Gironde, Doria & Tomkins, L	10/15/2019	4/1/2019	04/01/19	Professional Services Year Ended 12/31/18	\$17,500.00	\$0.00		\$17,500.00
				Totals for Donohue, Gironde, Doria & Tomkins, LLC.:	\$17,500.00	\$0.00		\$17,500.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	10/15/2019	9/16/2019	14608	Professional Services: BLP	\$408.00	\$0.00		\$408.00
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$408.00	\$0.00		\$408.00
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	10/15/2019	9/30/2019	Legal Ad	Legal Advertising - Public Notice	\$718.55	\$0.00		\$718.55
				Totals for EVENING JOURNAL ASSOCIATION:	\$718.55	\$0.00		\$718.55
FERRAIOLI, WIELKOTZ, CERULLO & CUVA								
FERRAIOLI, WIELKOTZ, CERULLO &	10/15/2019	10/1/2019	100101	Professional Services: 10/19	\$7,500.00	\$0.00		\$7,500.00
				Totals for FERRAIOLI, WIELKOTZ, CERULLO & CUVA:	\$7,500.00	\$0.00		\$7,500.00
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42444	Legal Services: Jai Bajrangji Invest	\$367.50	\$0.00		\$367.50
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42440	Legal Services: 248 Grove St	\$165.00	\$0.00		\$165.00
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42443	Legal Services: 152 MLK	\$280.00	\$0.00		\$280.00
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42439	Legal Services: APRA	\$175.00	\$0.00		\$175.00
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42445	Legal Services: Cara Squared, LLC.	\$137.50	\$0.00		\$137.50
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42441	Legal Services: 98 Myrtle Avenue	\$1,815.00	\$0.00		\$1,815.00
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42447	Legal Services: 182 Clarendon Avenue	\$1,979.58	\$0.00		\$1,979.58
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42442	Legal Services: 182 Clarendon	\$385.50	\$0.00		\$385.50
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42446	Legal Services: PSE&G License Agreement	\$770.00	\$0.00		\$770.00
GLUCK WALRATH LLP	10/15/2019	9/30/2019	42448	Legal Services: 405-407 Ocean Avenue	\$275.00	\$0.00		\$275.00
				Totals for GLUCK WALRATH LLP:	\$6,350.08	\$0.00		\$6,350.08
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	10/15/2019	9/24/2019	Batch # 1552944	Discharge of Notice - 182 Clarendon Avenue	\$34.00	\$0.00		\$34.00
				Totals for HUDSON COUNTY REGISTER:	\$34.00	\$0.00		\$34.00
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	10/15/2019	9/16/2019	0000052955	Services rendered for room 215	\$134.99	\$0.00		\$134.99



# 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
IN-LINE AIR CONDITIONING CO.,	10/15/2019	9/19/2019	0000053040	Services rendered for computer lab.	\$1,371.46	\$0.00		\$1,371.46
IN-LINE AIR CONDITIONING CO.,	10/15/2019	7/9/2019	0000052204	Serv. Rendered for room 219	\$109.86	\$0.00		\$109.86
IN-LINE AIR CONDITIONING CO.,	10/15/2019	9/4/2019	0000053012	Services rendered for room 212 and 219	\$402.82	\$0.00		\$402.82
Totals for IN-LINE AIR CONDITIONING CO.,:					\$2,019.13	\$0.00		\$2,019.13
<b>J &amp; B LANDSCAPE, INC.</b>								
J & B LANDSCAPE, INC.	10/15/2019	9/23/2019	29150	Monthly Maintenance	\$1,825.72	\$0.00		\$1,825.72
Totals for J & B LANDSCAPE, INC.:					\$1,825.72	\$0.00		\$1,825.72
<b>JERSEY CITY TAX COLLECTOR</b>								
JERSEY CITY TAX COLLECTOR	10/15/2019	10/8/2019	Taxes 2019 311	311 Johnston Avenue 4th Quarter 2019	\$798.78	\$0.00		\$798.78
JERSEY CITY TAX COLLECTOR	10/15/2019	10/8/2019	Taxes 2019 317	317 Johnston Avenue 3rd Quarter 2019	\$383.27	\$0.00		\$383.27
JERSEY CITY TAX COLLECTOR	10/15/2019	10/8/2019	Taxes 2019 317 J	317 Johnston Avenue 4th Quarter 2019	\$383.28	\$0.00		\$383.28
JERSEY CITY TAX COLLECTOR	10/15/2019	10/8/2019	Taxes 2019 313	313 Johnston Avenue 4th Quarter 2019	\$382.08	\$0.00		\$382.08
JERSEY CITY TAX COLLECTOR	10/15/2019	10/8/2019	Taxes 2019 319-21	319-21 Johnston Avenue 4th Quarter 2019	\$1,062.26	\$0.00		\$1,062.26
JERSEY CITY TAX COLLECTOR	10/15/2019	10/8/2019	Taxes 2019 309	309 Johnston Avenue 4th Quarter 2019	\$841.37	\$0.00		\$841.37
JERSEY CITY TAX COLLECTOR	10/15/2019	10/8/2019	Taxes 2019 323	323 Johnston Avenue 4th Quarter 2019	\$1,097.28	\$0.00		\$1,097.28
JERSEY CITY TAX COLLECTOR	10/15/2019	10/10/2019	Taxes 2019 199	Taxes 199 Woodward St. 3rd and 4th Quarter	\$1,024.15	\$0.00		\$1,024.15
JERSEY CITY TAX COLLECTOR	10/15/2019	10/8/2019	Taxes 2019 315	315 Johnston Avenue 4th Quarter 2019	\$382.08	\$0.00		\$382.08
Totals for JERSEY CITY TAX COLLECTOR:					\$6,354.55	\$0.00		\$6,354.55
<b>KINNEY LISOVICZ REILLY &amp; WOLFF PC</b>								
KINNEY LISOVICZ REILLY & WOLF	10/15/2019	9/23/2019	13625	Legal Services: JCRA vs The Crazy Greek	\$2,578.50	\$0.00		\$2,578.50
KINNEY LISOVICZ REILLY & WOLF	10/15/2019	9/23/2019	13624	Legal Services: Employee Issues	\$525.00	\$0.00		\$525.00
KINNEY LISOVICZ REILLY & WOLF	10/15/2019	9/9/2019	13603	Legal Services: Wilmington Saving Fund vs J	\$3,412.50	\$0.00		\$3,412.50
KINNEY LISOVICZ REILLY & WOLF	10/15/2019	9/23/2019	13627	Legal Services: JCRA vs The Crazy Greek	\$6,413.35	\$0.00		\$6,413.35
KINNEY LISOVICZ REILLY & WOLF	10/15/2019	9/9/2019	13600	Legal Services: Employee Issues	\$1,820.00	\$0.00		\$1,820.00
KINNEY LISOVICZ REILLY & WOLF	10/15/2019	9/9/2019	13602	Legal Services: General Legal	\$557.50	\$0.00		\$557.50
KINNEY LISOVICZ REILLY & WOLF	10/15/2019	9/2/2019	13601	Legal Services: JCRA vs The Crazy Greek	\$6,585.74	\$0.00		\$6,585.74
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:					\$21,892.59	\$0.00		\$21,892.59
<b>LABRON COLLINS</b>								
LABRON COLLINS	10/15/2019	10/2/2019	Reimbursement	Dental Expense - Self	\$1,450.00	\$0.00		\$1,450.00
Totals for LABRON COLLINS:					\$1,450.00	\$0.00		\$1,450.00
<b>Laurie Romo</b>								
Laurie Romo	10/15/2019	10/15/2019	Reimbursement	Dental Expense - Self	\$2,000.00	\$0.00		\$2,000.00
Totals for Laurie Romo:					\$2,000.00	\$0.00		\$2,000.00
<b>LM PLAZA 4A PARKING LLC</b>								
LM PLAZA 4A PARKING LLC	10/15/2019	10/11/2019	11/2019	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
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165612	Legal Services: Argent Aetna Monmouth	\$7,513.73	\$0.00		\$7,513.73
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165606	Legal Services: 125 Monitor Street	\$2,643.68	\$0.00		\$2,643.68

# Jersey City Redevelopment Agency

## Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165617	Legal Services: 8 Aetha	\$1,428.92	\$0.00		\$1,428.92
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165608	Legal Services: Argent Venture /Johnston Vie	\$2,310.46	\$0.00		\$2,310.46
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165605	Legal Services: BLP	\$3,867.50	\$0.00		\$3,867.50
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165609	Legal Services: 25 Pathside JC	\$1,670.90	\$0.00		\$1,670.90
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165644	Legal Services: 306 Johnston Avenue	\$1,277.50	\$0.00		\$1,277.50
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165627	Legal Services: Novus Equities-461 Communi	\$1,380.00	\$0.00		\$1,380.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165623	Legal Services: One Journal	\$402.50	\$0.00		\$402.50
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165632	Legal Services: 98 Myrtle	\$980.00	\$0.00		\$980.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165624	Legal Services: Newark Avenue	\$315.00	\$0.00		\$315.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165622	Legal Services: Hampshire	\$18,771.33	\$0.00		\$18,771.33
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165621	Legal Services: Nandar-Central Avenue	\$682.50	\$0.00		\$682.50
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165638	Legal Services: Argent (Grand Jersey Lighti	\$12,330.00	\$0.00		\$12,330.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165637	Legal Services: Liberty Harbor North	\$805.00	\$0.00		\$805.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165639	Legal Services: 8 Erie Street	\$1,207.50	\$0.00		\$1,207.50
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165634	Legal Services: Port Jersey Second Lead Trac	\$472.50	\$0.00		\$472.50
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165633	Legal Services: 25 Clinton Avenue	\$3,360.00	\$0.00		\$3,360.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165631	Legal Services: St. Lucy's	\$300.00	\$0.00		\$300.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165629	Legal Services: Liberty Harbor North II	\$1,214.94	\$0.00		\$1,214.94
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165625	Legal Services: 400 7Th avenue	\$560.00	\$0.00		\$560.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165640	Legal Services: HCST Betz	\$1,877.18	\$0.00		\$1,877.18
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165613	Legal Services: Jersey Avenue Statco Bldg	\$8,582.77	\$0.00		\$8,582.77
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165607	Legal Services: 101 Newkirk	\$1,492.05	\$0.00		\$1,492.05
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165620	Legal Services: Nandar-Homestead	\$840.00	\$0.00		\$840.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165619	Legal Services: Tonelle Avenue	\$4,064.80	\$0.00		\$4,064.80
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165604	Legal Services: Lowes Theatre Matter	\$557.94	\$0.00		\$557.94
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165611	Legal Services: West Campus - KKF 1	\$390.00	\$0.00		\$390.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165615	Legal Services: 405-407 Ocean Avenue	\$245.00	\$0.00		\$245.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165614	Legal Services: Power Plant	\$3,171.32	\$0.00		\$3,171.32
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165610	Legal Services: West Campus - Claremont 2	\$375.00	\$0.00		\$375.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165630	Legal Services: 327 Communipaw	\$555.00	\$0.00		\$555.00
MCMANIMON, SCOTLAND & BAU	10/15/2019	9/30/2019	165628	Legal Services: 30 Journal Square	\$1,080.00	\$0.00		\$1,080.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$86,725.02	\$0.00		\$86,725.02
METLIFE	10/15/2019	10/11/2019	November /2019 2	Employee Deferred November 2019	\$450.00	\$0.00		\$450.00
METLIFE	10/15/2019	10/11/2019	November/2019 1	Employee Deferred 11/19	\$450.00	\$0.00		\$450.00
Totals for METLIFE:					\$900.00	\$0.00		\$900.00
MOISHES MOVING SYSTEMS	10/15/2019	10/11/2019	Storage 11/19	Storage space at dey st.	\$700.00	\$0.00		\$700.00
Totals for MOISHES MOVING SYSTEMS:					\$700.00	\$0.00		\$700.00
NEW JERSEY REALTY ADVISORY GRO	10/15/2019	5/9/2019	1370	Commission Hearing -34 Center St.	\$1,050.00	\$0.00		\$1,050.00
Totals for NEW JERSEY REALTY ADVISORY GRO:					\$1,050.00	\$0.00		\$1,050.00

## Jersey City Redevelopment Agency

## Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>NJ ADVANCE MEDIA, LLC</b>								
NJ ADVANCE MEDIA, LLC	10/15/2019	9/30/2019	XIERS4747218	Star Ledger 09/30/19	\$563.00	\$0.00		\$563.00
				Totals for NJ ADVANCE MEDIA, LLC:	\$563.00	\$0.00		\$563.00
<b>PHILLIP A. ORPHANIDIS</b>								
PHILLIP A. ORPHANIDIS	10/15/2019	10/8/2019	Reimbursement	Dental Expense - Self	\$4,750.00	\$0.00		\$4,750.00
				Totals for PHILLIP A. ORPHANIDIS:	\$4,750.00	\$0.00		\$4,750.00
<b>PITNEY BOWES CREDIT CORPORATION</b>								
PITNEY BOWES CREDIT CORPORAT	10/15/2019	9/29/2019	3309806545	Leasing Charges	\$342.00	\$0.00		\$342.00
				Totals for PITNEY BOWES CREDIT CORPORATION:	\$342.00	\$0.00		\$342.00
<b>STAPLES CREDIT PLAN</b>								
STAPLES CREDIT PLAN	10/15/2019	10/4/2019	601110006095467 10	Office Supplies	\$682.28	\$0.00		\$682.28
				Totals for STAPLES CREDIT PLAN:	\$682.28	\$0.00		\$682.28
<b>TOSHIBA FINANCIAL SERVICES</b>								
TOSHIBA FINANCIAL SERVICES	10/15/2019	10/11/2019	Nov/2019	Monthly lease	\$2,626.10	\$0.00		\$2,626.10
				Totals for TOSHIBA FINANCIAL SERVICES:	\$2,626.10	\$0.00		\$2,626.10
<b>TREASURER - STATE OF NEW JERSEY</b>								
TREASURER - STATE OF NEW JER	10/15/2019	7/30/2019	191283370	Total amount assessed - BLP and Skate Park	\$450.00	\$0.00		\$450.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$450.00	\$0.00		\$450.00
<b>United Site Services</b>								
United Site Services	10/15/2019	9/12/2019	0005684752	Services: Restrooms - BLP	\$2,517.35	\$0.00		\$2,517.35
				Totals for United Site Services:	\$2,517.35	\$0.00		\$2,517.35
<b>UNITED WAY OF HUDSON COUNTY</b>								
UNITED WAY OF HUDSON COUNT	10/15/2019	10/7/2019	10/07/19	Services: Case Property Management	\$4,791.67	\$0.00		\$4,791.67
				Totals for UNITED WAY OF HUDSON COUNTY:	\$4,791.67	\$0.00		\$4,791.67
<b>VERIZON</b>								
VERIZON	10/15/2019	9/23/2019	9838785566	Telephone expenses	\$407.22	\$0.00		\$407.22
				Totals for VERIZON:	\$407.22	\$0.00		\$407.22
<b>WILLIAM J. GUARINI, INC.</b>								
WILLIAM J. GUARINI, INC.	10/15/2019	2/2/2019	WG36653	Service -84 Slip Avenue	\$1,357.80	\$0.00		\$1,357.80
				Totals for WILLIAM J. GUARINI, INC.:	\$1,357.80	\$0.00		\$1,357.80
<b>WORKZONE, LLC</b>								
WORKZONE, LLC	10/15/2019	9/24/2019	33462	License and Hosting fee	\$900.00	\$0.00		\$900.00
				Totals for WORKZONE, LLC:	\$900.00	\$0.00		\$900.00
<b>XEROX CORPORATION</b>								
XEROX CORPORATION	10/15/2019	10/4/2019	723650842	Meter Usage	\$215.29	\$0.00		\$215.29

# Jersey City Redevelopment Agency Cash Requirements Report

Totals for XEROX CORPORATION:	<u>\$215.29</u>	<u>\$0.00</u>	<u>\$215.29</u>
GRAND TOTALS:	\$223,198.54	\$0.00	\$223,198.54

## 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 (10/15/2019)  
Include all Post Statuses  
Include all Invoices  
Include all Vendors  
Include these Banks: Provident Checking  
Include all Invoice Attributes  
Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE TERM OF A LICENSE AGREEMENT BETWEEN THE CITY OF JERSEY CITY AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR PROPERTY LOCATED AT BLOCK 7902 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency is the owner of property located at Block 7902, Lots 25, 26 27, 28, 29 and 45, a/k/a 693-701 Newark Avenue and 30 Cottage Street (hereinafter the "Property") within the Journal Square 2060 Redevelopment Area; and

**WHEREAS**, the Property consists of a paved parking facility which is being operated and managed by the City; and

**WHEREAS**, on October 25, 2018 the Agency entered into a License Agreement with the City of Jersey City for the purpose of allowing the City to operate the parking facility; and

**WHEREAS**, the License Agreement is set to expire and staff has determined it necessary to extend the term of the License Agreement for an additional six months to expire on April 30, 2020; and

**WHEREAS**, it is the intention of the parties that all other terms of the License Agreement remain in full force and effect.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; and 2) authorization be and is hereby given to extend the term of the License Agreement with the City of Jersey City to allow continued use as a public parking facility on the Property.

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

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

  
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 October 15, 2019.**

SEE SHEET 90

SEE DETAIL 17

NEWARK

AVENUE

KENNEDY

NEWARK AVENUE

SUMMIT AVENUE

AVENUE

VAN REIPEN

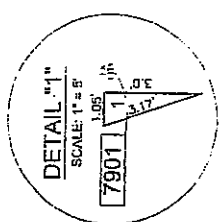
AVENUE

BOULEVARD

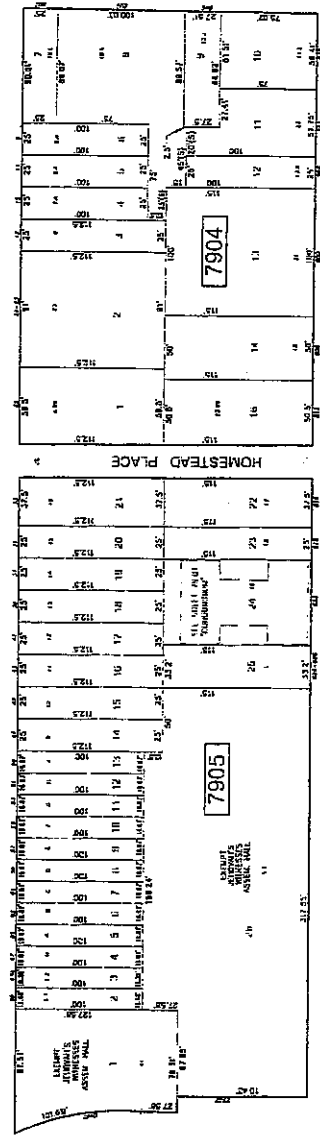
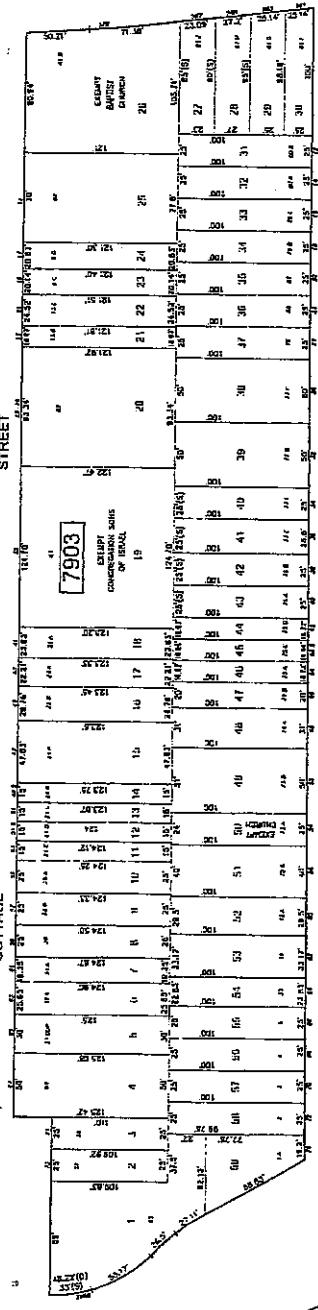
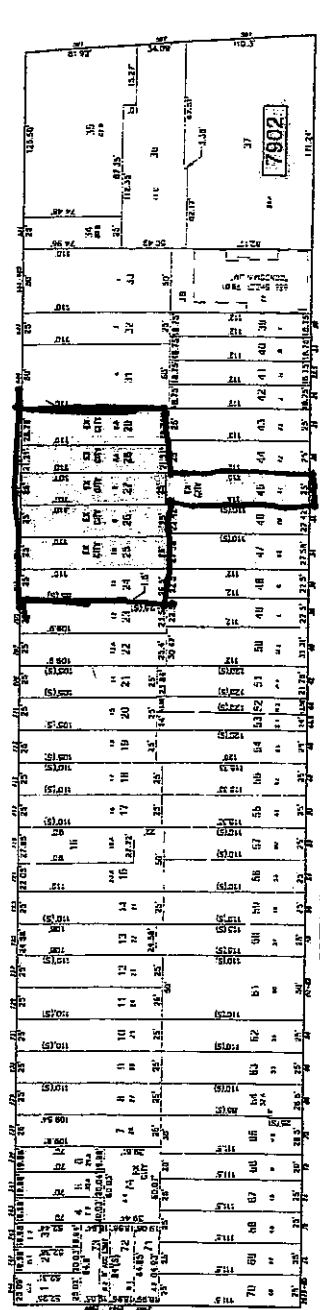
PAVONIA

AVENUE

CENTRAL AVE



SEE SHEET 94



TAX MAP  
CITY OF JERSEY  
HUDSON COUNTY, NEW JERSEY  
RICHARD A. MORA  
11 TINDALL ROAD  
NEW JERSEY 07310

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

DATE	BY	REVISIONS	DATE	BY
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SEE SHEET 95

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF DAYLIGHT TRANSPORT, LLC AS REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 577-671 TONNELE AVENUE AND 205-221 BLEECKER STREET AND IDENTIFIED AS BLOCK 1901, LOTS 1-4 AND 6-19 WITHIN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA**

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

**WHEREAS**, the City has enacted the Tonnele Avenue Light Industrial Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**") to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, certain property identified on the City's tax maps as Block 1901, Lots 1 through 4 and 6 through 19, commonly known as 577, 591, 595, 639, 641, 651, 655, 659, 661-671 Tonnele Avenue and 205-221 Bleecker Street (collectively, the "**Property**") is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

**WHEREAS**, on June 18, 2019, the Jersey City Redevelopment Agency (the "**Agency**") adopted Resolution No. 19-06-14 conditionally designating Daylight Transport, LLC (the "**Redeveloper**") as redeveloper of the Property; and

**WHEREAS**, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until April 30, 2020 so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

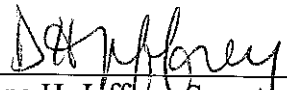
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are 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 April 30, 2020 to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

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

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

  
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 October 15, 2019.**

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