

19-11-A

Special Meeting
November 18, 2019

A G E N D A

PRESENTATION

Scatter Site Redevelopment Area - Rajeshkumar M. Patel, to make a presentation to the Board for the construction of a four (4) story residential project to contain approximately four (4) residential units at property located at 461 Palisade Ave. (Block 3001, Lot 22) in accordance with the permitted uses within the Scatter Site Redevelopment Plan.

Robert G. Napiorski

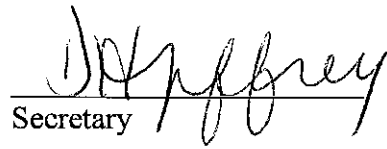
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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 November 18, 2019

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED OCTOBER 15, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated October 15, 2019 for their review and approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated November 18, 2019.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OCTOBER 15, 2019**

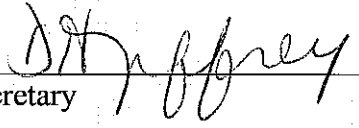
WHEREAS, the Board of Commissioners approved going into closed session at their meeting of **October 15, 2019** ; and

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

2) contract negotiations

3) and personnel

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of 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 November 18, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING WITHDRAWAL OF 21 CONTRACTING LLC'S BID TO PERFORM LOT CLEANUP AND MAINTENANCE IN ALL PROJECT AREAS

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

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

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

WHEREAS, on September 17, 2019, the Agency accepted bids for vacant lot clean-up and maintenance services (the "**Maintenance Services**") in accordance with the LPCL from four (4) respondents, including 21 Contracting LLC ("**21 Contracting**"); and

WHEREAS, the Agency reviewed all of the bids and determined that the proposal from 21 Contracting was the lowest and most responsible bid; and

WHEREAS, in accordance with the Agency's bid specifications, by Resolution No. 19-09-4 adopted on September 24, 2019, the Agency awarded a contract for Maintenance Services to 21 Contracting; and

WHEREAS, thereafter, 21 Contracting submitted to the Agency in writing a request for withdrawal due to a mistake on the part of 21 Contracting relating to a material feature of the bid; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-23.3*, Agency staff reviewed and evaluated 21 Contracting's written request and found that 21 Contracting was mistaken about a material feature of the bid; and

WHEREAS, the Agency desires to accept 21 Contracting's bid withdrawal,

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

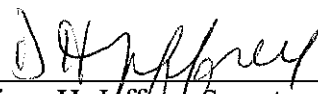
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners of the Agency hereby accepts withdrawal of the bid submitted by 21 Contracting LLC for performance of the Maintenance Services pursuant to *N.J.S.A.* 40A:11-23.3.

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. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate 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 its Special Meeting of November 18, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ENTRY OF A TEMPORARY REVOCABLE LICENSE AGREEMENT WITH PAWS AND TALES DOGGY PLAYGROUP, LLC FOR USE OF AGENCY OWNED PROPERTY LOCATED UPON 34-36 CENTER STREET (BLOCK 13801, LOTS 1 AND 2) WITHIN THE BATES STREET REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency ("JCRA") is the owner of vacant land located at 34-36 Center Street, Jersey City, New Jersey 07302, also known as Block 13803, Lots 1 and 2 on the Official Tax Maps of the City of Jersey; and

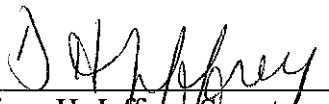
WHEREAS, Paws and Tales Doggy Playgroup, LLC is duly licensed business by the State of New Jersey and has requested a license for the right to utilize the JCRA's property, pending its redevelopment under the Redevelopment Agreement with Bates Redevelopment, LLC; and

WHEREAS, the JCRA has agreed to grant a temporary revocable license for a fee of \$700 per month to utilize the JCRA's property pursuant to the terms and conditions of the Temporary Revocable License Agreement attached hereto as Exhibit A.

NOW, THEREFORE, 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. The JCRA hereby approves entry into a Temporary Revocable License Agreement with Paws and Tales Doggy Playgroup, LLC, the form of which is attached hereto and made part hereof as Exhibit A.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to take all actions necessary to effectuate this Resolution, in consultation with counsel, including the execution of the approved Temporary Revocable License Agreement and any other associated documents necessary to effectuate the purposes of this Resolution.
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.
5. A copy of this Resolution shall be available for public inspection at the offices of the JCRA.

6. 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 Special Meeting of November 18, 2019.

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

LICENSE AGREEMENT

This **AGREEMENT** is made this ____ day of ____, 2019, between the **JERSEY CITY REDEVELOPMENT AGENCY**, a body corporate and politic of the State of New Jersey, with offices at 66 York Street, Floor 3, Jersey City, New Jersey 07302 [JCRA or Licensor] and **PAWS AND TALES DOGGY PLAY GROUP, LLC**, with offices at 216 Pearsall Avenue, Jersey JCRA, New Jersey 07305 [Licensee.]

WITNESSETH that:

1. The JCRA is the owner of certain property located within Block 13803, Lot 2, more commonly known by the street address of 34-36 Center Street [Property], more particularly described by the metes and bounds and depicted on the map, both of which is attached hereto as Exhibit A.
2. The JCRA has no present immediate need for the property and is willing to allow a temporary interim use of the property.
3. Licensee has a need to use the Property for the following specific purposes and no other purpose whatsoever:

A park for dogs to exercise and play off leash under supervision

4. This License shall commence on November ____, 2019 and shall expire no later than November ____ 2020. Licensee must first notify the JCRA prior to taking initial occupancy. Licensee acknowledges that it is highly unlikely that the license will be renewed or extended and agrees that it shall immediately seek out other locations if it wants its services to be continued beyond the within term.
5. The JCRA agrees to permit Licensee or its duly designated agents, servants, employees, contractors or invitees, to enter onto the Property for the purposes set forth above of and for no other purpose whatsoever.
6. No permanent improvements are permitted on the Property. No equipment, whether temporary or permanent, shall be used or permitted to be placed on the property without the prior written approval of the JCRA. Any approvals shall be in the sole and exclusive discretion of the JCRA.
7. Licensee shall pay the JCRA a user fee equal to the sum of \$700.00 (seven hundred dollars) a month, payable on the 15th day of each month for this License commencing on the date this

agreement is executed. This fee is a use and occupancy fee only and does not constitute rent or fair market value.

8. Licensee shall defend, indemnify, save and hold harmless the JCRA from any and all accidents, losses, damages, claims, demands, suits, judgments, liens, expenses or damages whatsoever including but not limited to any environmental damage or claims caused or exacerbated by the use of the Property, arising by reason of this Agreement or the use of the Property by Licensee or any of its agents, servants, employees, contractors or invitees, in, on or about the Property during the term of this agreement, whether the use of the Property is within or outside the scope of the above permitted use. Licensee's obligations hereunder shall survive any termination of this Agreement.

9. Licensee agrees to carry Property Damage and Comprehensive General Liability Insurance for an amount not less than \$1,000,000 or such other type and amount as is deemed necessary or appropriate by the JCRA's. Licensee shall furnish to the JCRA a Certificate of Insurance for the benefit of Licensee, naming the JCRA, its employees or agents as additional named insureds and covering the Property herein described. Delivery of Certificates of Insurance evidencing policies of insurance and proof of payment of premium shall be delivered to the JCRA prior to exercising any rights under this Agreement but in no event later than five (5) days prior to the commencement of any activities conducted pursuant to this Agreement.

10. All accidents or injuries to person, or any damages, etc., occurring as a result of or in connection with Licensee's use of the Property, shall be reported immediately to the JCRA, together with all information required by the JCRA on prescribed forms to be provided by the JCRA.

11. Licensee shall accept sole responsibility for any or all security, if necessary, for its personnel, equipment and supplies or the equipment and supplies of its agents, servants, employees, contractors and invitees on the property, at no cost to the JCRA.

12. The Licensee acknowledges and agrees that it shall be permitted to place only that machinery and materials as is permitted with the prior written approval of the JCRA.

13. Any improvements or equipment installed or used by Licensee in connection with its use of the Property that may be removed without damage to Licensee's property shall be deemed to be the property of Licensee and shall be removed by it at the termination of the License, or not later than two (2) days thereafter. In the event that the same is not removed, it shall be deemed abandoned

and the JCRA shall have the right to dispose of the same and charge Licensee for any cost of disposing thereof.

14. Licensee shall provide in writing to the JCRA the names of two (2) authorized representatives of Licensee who shall be responsible for adherence to the terms and conditions of the License before, during and after the effective date of this License. No other persons are to speak or act for Licensee.

15. All Notices and payments between the parties hereto shall be addressed and delivered to the following:

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

Licensee: Paws and Tales Doggy Group, LLC
216 Pearsall Avenue
Jersey City, NJ 07305
Attn: Curtis Giddings / Jena Coca

16. The JCRA reserves unto itself for any and all purposes, all rights of entry and possession, including but not limited to the inspection, repair and maintenance of the Property and for any public purpose.

17. Licensee shall at its own cost and expense restore the area to the same or better condition it was in prior to the commencement date of this license to the reasonable satisfaction of the JCRA. To secure the performance thereof, the Licensee is required to deposit with the JCRA the sum of \$ _____ no later than the date this agreement is executed.

18. The parties intend only to create a temporary license and not to convey a lease, easement or any other interest or estate in or running with the land. It is specifically agreed and understood that Licensee will not acquire any prescriptive interest or rights whatsoever to the Property under this License.

19. Licensee shall not assign this Agreement, or any part thereof, or occupy the Property for any other reason or reasons then herein stipulated in this Agreement, under penalty of damages and forfeiture.

20. The JCRA reserves the right to terminate the License at any time during the term hereof with or without cause, including but not limited to any violation of any applicable land use

or construction code regulations, or to advance or effectuate any public purpose or policy. If the termination is for cause, the Licensee shall receive at least five (5) days prior written notice. If the termination is without cause, the Licensee may be terminated upon thirty (30) days prior written notice to Licensee.

21. All of the above terms and conditions shall be binding on Licensee, the JCRA and all other parties for which the Property is herein licensed.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the date above written.

ATTEST:

JERSEY CITY REDEVELOPMENT AGENCY

Diana H. Jeffrey
Executive Director

WITNESS:

PAWS AND TALES DOGGY GROUP, LLC

Curtis Giddings

Jena M. Coca Calderon



PAWSAND-05

GBEATON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/1/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Mourer Foster, Inc 615 N. Capitol Ave. Lansing, MI 48933	CONTACT Greg Beaton		
	PHONE (A/C, No, Ext): (517) 346-5233	FAX (A/C, No):	
	E-MAIL ADDRESS: gbeaton@mourer-foster.com		
INSURED Paws and Tales LLC 36 Center Street Jersey City, NJ 07302	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Talisman Casualty Insurance Co		15446
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			KP103307	11/1/2019	11/1/2020	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 ANIMAL BAILEE \$ 10,000
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			KP103307	11/1/2019	11/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

FYI	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Transaction Receipt

MOURER FOSTER INC - 939586

Transaction Type: SALE

Transaction Date: 2019-11-01 12:54:00

Account Holder: Curtis Giddings

Company Name: PAWSAND-05

Status: Approved

Account Number: xxxxxxxxxxxx9001

Amount: \$400.00

Address: 36 Center Street
Jersey City, New Jersey 07302

Phone:

Email:

Payment Type: VISA

Transaction ID: 100796859313

Authorization Code: 015413

Custom ID 1:

Custom ID 2:

Comments:

Customer Signature:

Department of the Treasury
Division of Revenue
Notice of Appointment as Registered Agent

You are receiving this notice because you were named to act as Registered Agent on behalf of the entity named below.

Entity Name: PAWS & TALES DOGGY PLAYGROUP LLC

Entity Main Business Address: 216 PEARSALL AVE JERSEY CITY NJ 07305

NJ 10-Digit ID: 0450337932

Formation date: 01/09/2019

Incorporator/Member/Electronic Signature(s)

Name: CURTIS GIDDINGS

Name: JENA M COCA CALDERON

Address: 216 PEARSALL AVE

Address: 211 MAPLE AVE

JERSEY CITY NJ 07305

SOUTH PLAINFIELD NJ 07080

Name: _____

Name: _____

Address: _____

Address: _____

Name: _____

Name: _____

Address: _____

Address: _____

Filer Contact:

curtis@pawsandtales.dog

If you have any questions concerning this filing please contact the filer directly. If you did not agree to act as a Registered Agent for this entity the entity must secure a new Registered Agent and File a Registered Agent Change which can be accomplished online at www.nj.gov/treasury/revenue.

01/10/19

Taxpayer Identification# 833-071-973/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

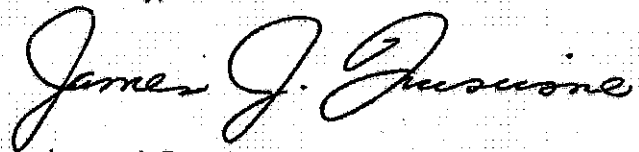
Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-9292.

I wish you continued success in your business endeavors.

Sincerely,



James J. Fruscione
Director
New Jersey Division of Revenue

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
PO BOX 252
TRENTON, N J 08646-0252

TAXPAYER NAME:

PAWS & TALES DOGGY PLAYGROUP LLC

ADDRESS:

216 PEARSALL AVE
JERSEY CITY NJ 07305

EFFECTIVE DATE:

01/10/19

TRADE NAME:

SEQUENCE NUMBER:

2304017

ISSUANCE DATE:

01/10/19



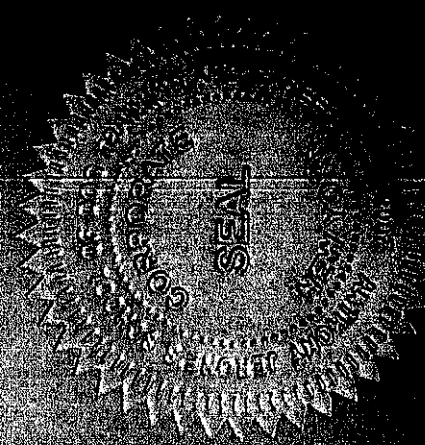
Director
New Jersey Division of Revenue

FORM-BRC

(04-08), D205846V

Ventnor

VENTNOR, INC.



Revenue

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
PO BOX 252
TRENTON NJ 08646-0252

TAXPAYER NAME:

PAWS & TALES DOGGY-DOGGY

ADDRESS

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CERT-1-A

Taxpayer Identification# 833-071-973/000

01/10/19

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or intending to be contracted with a public agency, you must attach a copy of this certificate to all invoices submitted to the agency.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR A SUSTAINABILITY SPECIALIST FOR THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), the City of Jersey City (the "**City**") adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the "**Redevelopment Plan**") to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (the "**Redevelopment Area**" 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 Jersey City Redevelopment Agency (the "**Agency**") pursuant to which the Agency is authorized to oversee certain work and services on behalf of the City, including the management and procurement of sustainability specialist consulting services for the Bayfront Site (the "**Sustainability Specialist**" or "**Services**"); and

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the Redevelopment Plan and the Cooperation Agreement, the Agency desires to issue a Request for Proposals for procurement of the Services; and

WHEREAS, the Agency, as a public body corporate and politic of the state of New Jersey, is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**") to use competitive contracting in lieu of public bidding for procurement of certain specialized goods and services the price of which exceeds the bid threshold for certain purposes; and

WHEREAS, competitive contracting for the procurement of the Services is a statutorily authorized purpose pursuant to *N.J.S.A. 40A:11-4.1(m)*; and

WHEREAS, *N.J.S.A. 40A:11-4.3(a)* requires the adoption of a resolution authorizing the use of competitive contracting when the Agency desires to contract for the types of goods or services described under *N.J.S.A. 40A:11-4.1*.

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

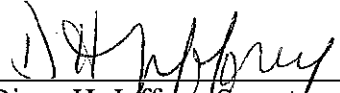
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The use of competitive contracting pursuant to *N.J.S.A. 40A:11-4.1* is authorized for the procuring and awarding a contract for the provision of the Services at the Bayfront Site for a term not to exceed five (5) years.

Section 3. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute any documents or undertake any actions 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 Special Meeting of November 18, 2019.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH IN-LINE HEATING & AIR CONDITIONING FOR BOILER REPLACEMENT FOR PROPERTY LOCATED AT BLOCK 8804, LOT 2 A/K/A 180 9TH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA

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

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

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

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

WHEREAS, the Agency received a quote from In-Line Heating & Air Conditioning (“In-Line”) to replace boilers and boiler vent piping (the “Boiler Replacement Services”) at the Community Education and Recreation Center located at 180 9th Street in the Betz Brewery Redevelopment Area, attached hereto as Exhibit A (the “Proposal”); and

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

WHEREAS, the Agency desires to authorize execution of a contract with In-Line for a term expiring on March 17, 2020, which term may be extended as permitted by the MRESC Cooperative and applicable law, for a contract amount not to exceed One Hundred Eighty-Six Thousand Three Hundred Thirty-Nine Dollars and Sixty-Four Cents (\$186,339.64) in accordance with the rates for Hudson County set in accordance therewith; and

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

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

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

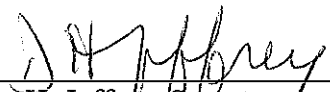
Section 2. The Board of Commissioners hereby authorizes the award of a contract for Boiler Replacement Services to In-Line, payable at the rates for Hudson County set in accordance therewith, for a not to exceed amount of One Hundred Eighty-Six Thousand Three Hundred Thirty-Nine Dollars and Sixty-Four Cents (\$186,339.64) and for a term to expire on March 17, 2020, which term may be extended as permitted by the MRESC Cooperative and applicable law.

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

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

Section 5. This Resolution shall take effect immediately.

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 Special Meeting of November 18, 2019.


Diana H. Jeffrey, Secretary

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

EXHIBIT A

Proposal



Heating & Air Conditioning Company

85 East 21st Street

Bayonne, N.J. 07002

(201) 339-8122 service@inlinenj.com

Master HVAC License #'s 19HC00505500 / 19HC00505600

JC Redevelopment Agency

66 York Street

2nd Floor

Jersey City NJ 07302-3821

HVAC PROPOSAL

Proposal #: 0000063501

Proposal Date: 10/25/201

Tech / IL Rep:

Client Location:

J C Redevelopment - CERC

180 9th Street

Jersey City NJ 07302-3821

Proposal to Replace Boiler #'s 1, 2, & 3 & Boiler Vent Piping

All boilers are beyond useful service life at 21 years in operation. The following proposal is to replace all three installed boilers with ultra high efficient condensing boilers.

Scope of Work:

- > Lock out power to existing boilers to be replaced
- > Remove and discard offsets the existing boilers and boiler breaching (flue) up and out of side wall
- > Furnish and install Three (3) Aerco Benchmark Series Platinum Boilers Model BMK-2000
- > Furnish and install new Heat Fab Type "CI PLUS" double wall AL29-4C stainless steel breaching from the boilers, through side wall with a termination cap outside building.
- > Modify the existing boiler room hot water piping to accommodate the new boilers and tie in piping to new boilers.
- > Reconnect gas piping to new boilers.
- > Furnish and install condensate neutralizer system to drain boiler condensate
- > Reconnect electrical power and control wiring to new boilers
- > Provide tie in of new boiler into existing building management system.
- > Provide factory startup and commissioning of new boiler

Equipment:

- Three (3) Aerco Benchmark Series Platinum Boiler Model BMK-2000. Boilers are designed for an input of 2,000 MBH. Boiler is a condensing fire tube design with a modulating forced draft power burner and positive pressure vent discharge. These boilers are complete with the following:
- > Burner capable of 20 to 1 turndown ratio
 - > Fully condensing design with up to 98% efficiency
 - > 439 Stainless steel heat exchanger
 - > Q2 trim incorporated into boiler for maximum efficiency
 - > Full modulation of gas train (boiler input range 2000 MBH down to 100MBH with infinite points in between)
 - > Remote fault alarm contacts, any tie-ins to fire panel by others
 - > Aerco SST (Boiler sequencing technology) with Indoor/outdoor sensors
 - > Fifteen (15) year warranty (non-prorated) on pressure vessel and heat exchanger against leakage due to condensate corrosion, mechanical stress failure, mechanical defects on workmanship. Three (3) years warranty on C-MORE control panel, 5 years warranty on burner and 2 year warranty on all other components

General Project Exclusions (Unless otherwise noted in scope above):

NY State Approved Co-Op #ESCNC0025
HVAC Bid # MRESC 15/16-58 Bidding/ON
Bid Term 3/18/16 - 3/17/17
Contract # 142-1111
www.esca142.com

Quote Total Amount..... \$186,339.64

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

Signature: _____

PO#: _____

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

IN-LINE

Heating & Air Conditioning Company

85 East 21st Street

Bayonne, N.J. 07002

(201) 339-8122 service@inlinenj.com

Master HVAC License #'s 19HC00505500 / 19HC00505600

JC Redevelopment Agency
66 York Street
2nd Floor
Jersey City NJ 07302-3821

HVAC PROPOSAL

Proposal #: 0000053501

Proposal Date: 10/25/201

Tech / IL Rep:

Client Location:

J C Redevelopment - CERC
180 9th Street
Jersey City NJ 07302-3821

- > State sales tax, please provide tax exempt certificate
- > Permit Fees, where applicable shall be billed in addition
- > Any work or materials not included in scope above
- > Overtime, all work to be performed during normal hours
- > Any trade work incl. but not limited to fire alarms and alarm tie-ins, plumbing, automatic controls, roofing, and electrical unless noted in scope above.
- > Any remediation work including but not limited to, asbestos, mold, duct cleaning.
- > Any structural or mechanical engineering, including drawings, work that may be required.

Qty	Price	Amt
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NY State Approved Co-Op: RESC 15/16-58
HVAC Bid # MRESC 15/16-58 EXTENSION
Bid Term 3/18/16 - 3/17/20
Contract # 1512-16-14

Quote Total Amount..... **\$186,339.64**

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

Signature: _____

PO# _____

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

#8

Withdrawn

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ACCEPTANCE OF THE CONVEYANCE OF PROPERTIES OWNED BY THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 17905, LOTS 18, 19, 20, 21 & 22 AND BLOCK 18602, LOTS 3 & 8, MORE COMMONLY KNOWN AS 612-616 COMMUNIPAW AVENUE, 91-93 HARRISON AVENUE AND 574 & 558 COMMUNIPAW AVENUE WITHIN THE JACKSON HILL 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 may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

WHEREAS, the Redevelopment Law authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

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

WHEREAS, by Ordinance 19-072 adopted on September 11, 2019 (the “**City Ordinance**”), the City authorized the conveyance of certain City-owned parcels located within the Redevelopment Area identified as Block 17905, Lots 18, 19, 20, 21 and 22 and Block 18602, Lots 3 and 8 on the official tax maps of the City, commonly known by the street addresses of 612-616 Communipaw Avenue, 91-93 Harrison Avenue, 574 Communipaw Avenue and 558 Communipaw Avenue (the “**Properties**”), to the Agency for the purpose of promoting redevelopment and accomplishing the objectives of the Redevelopment Law and the Redevelopment Plan; and

WHEREAS, the Redevelopment Law permits a redevelopment entity to acquire property in order to carry out and effectuate the purposes of the Redevelopment Law; and

WHEREAS, pursuant to the City Ordinance, the Properties shall be conveyed to the Agency for the nominal consideration of One Dollar (\$1.00); and

WHEREAS, pursuant to the City Ordinance, the Agency shall share future revenue with the City as consideration for the initial sale of such Properties for nominal consideration,

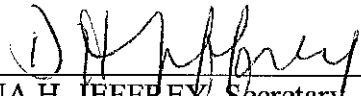
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The Agency's acceptance of title to the Properties from the City for the nominal consideration of One Dollar (\$1.00) is hereby authorized.

Section 3. 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 to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with counsel to the Agency, including acceptance of Deed(s) to the Properties.

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 Special Meeting held on November 18, 2019.

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

City Clerk File No. _____ Ord. 19-072

Agenda No. _____ 3.1 _____ 1st Reading

Agenda No. _____ 4.1 _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-072

TITLE:

ORDINANCE AUTHORIZING THE CONVEYANCE OF BLOCK 17905, LOTS 18, 19, 20, 21 & 22 AND BLOCK 18602, LOTS 3 AND 8, MORE COMMONLY KNOWN BY THE STREET ADDRESSES OF 612-616 COMMUNIPAW AVENUE, 91-93 HARRISON AVENUE AND 574-582 COMMUNIPAW AVENUE, RESPECTIVELY, TO THE JERSEY CITY REDEVELOPMENT AGENCY

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City is the owner of certain property located within Block 17905, Lots 18, 19, 20, 21 & 22 and Block 18602, Lots 3 and 8, more commonly known by the street addresses of 612-616 Communipaw Avenue, 91-93 Harrison Avenue and 574-582 Communipaw Avenue, respectively [Property]; and

WHEREAS, it has been determined that the Property is not needed for any municipal public purpose or use; and

WHEREAS, the Jersey City Redevelopment Agency desires to acquire the Property from the City of Jersey City for the purpose of accomplishing the objectives of the Jackson Hill Redevelopment Plan within which boundaries the Property is located; and

WHEREAS, the Jersey City Redevelopment Agency has agreed to pay the City approximately \$1.00 (one dollar) for the Property, based on currently proposed plans; and

WHEREAS, the Jersey City Redevelopment Agency shall further share future revenue with the City as consideration for the initial sale of such Property for nominal consideration; and

WHEREAS, in addition to compensating the City of Jersey City reasonable consideration for the conveyance to the Jersey City Redevelopment Agency, the conveyance will also effectuate the redevelopment of the Property in accordance with the terms of the Jackson Hill Redevelopment Plan and its return to the real estate tax rolls of the City of Jersey City; and

WHEREAS, the Jersey City Redevelopment Agency is authorized to acquire the Property from the City of Jersey City, pursuant to N.J.S.A. 40A:12A-8 and 22; and

WHEREAS, the City of Jersey City is authorized to transfer Property to the Jersey City Redevelopment Agency with or without consideration pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 40A:12-13(b)(1).

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

ORDINANCE AUTHORIZING THE CONVEYANCE OF BLOCK 17905, LOTS 18, 19, 20, 21 & 22 AND BLOCK 18602, LOTS 3 AND 8, MORE COMMONLY KNOWN BY THE STREET ADDRESSES OF 612-616 COMMUNIPAW AVENUE, 91-93 HARRISON AVENUE AND 574-582 COMMUNIPAW AVENUE, RESPECTIVELY, TO THE JERSEY CITY REDEVELOPMENT AGENCY

1. The conveyance to the Jersey City Redevelopment Agency of certain lands and buildings designated on Jersey City's Official Tax Assessment Map as Block 17905, Lots 18, 19, 20, 21 & 22 and Block 18602, Lots 3 and 8, more commonly known by the street addresses of 612-616 Communipaw Avenue, 91-93 Harrison Avenue and 574-582 Communipaw Avenue, respectively, for the purpose of accomplishing the objectives of the Jackson Hill Redevelopment Plan, based upon currently proposed plans for approximately \$1.00 (one dollar), is hereby approved.
2. The Mayor or Business Administrator is directed to execute a Deed and any other documents that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the transfer of the Property to the Jersey City Redevelopment Agency in accordance with the above terms.
 - A. All Ordinances and parts of Ordinances inconsistent herewith, are hereby repealed.
 - B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This Ordinance shall take effect at the time and in the manner as provided by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted.
For purposes of advertising only, new matter is indicated by
bold face and repealed matter by *italic*.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 19-072
TITLE: 3.1 AUG 14 2019 4.1 SEP 11 2019

Ordinance authorizing the conveyance of Block 17905, Lots 18, 19, 20, 21 & 22, and Block 18602, Lots 3 and 8 more commonly known by the street addresses of 612-616 Communipaw Avenue and 91-93 Harrison Avenue and 574-582 Communipaw Avenue, respectively, to the Jersey City Redevelopment Agency.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 14 2019 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN		✓		RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO		ABSENT		ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 11 2019 8-0											
Councilperson <u>PRINZ-AREY</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN		ABSENT		RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER
JAYSON BURG
JEANNE DALY
PHIL CARRINGTON
LAVERN WASHINGTON

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY				YUN				RIVERA			
PRINZ-AREY				SOLOMON				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 11 2019 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN		ABSENT		RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.		✓	

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on AUG 14 2019
Adopted on second and final reading after hearing on SEP 11 2019

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 11 2019

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date SEP 11 2019

APPROVED:

Steven M. Fulop, Mayor

Date SEP 16 2019
Date to Mayor SEP 12 2019

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CONTRACT WITH UNITED WAY OF HUDSON COUNTY FOR
PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665
OCEAN AVENUE WITHIN THE JACKSON HILL
REDEVELOPMENT AREA**

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

WHEREAS, the Agency is the owner of the Veterans Residential Housing Development in Honor of Jaime Vazquez (the “**Development**”) located at 665 Ocean Avenue, Jersey City, New Jersey 07305 within the Jackson Hill Redevelopment Area, as set forth more particularly in the Jackson Hill Redevelopment Plan (the “**Redevelopment Plan**”), which Development houses formerly homeless veterans; and

WHEREAS, in furtherance of the goals and objectives of Redevelopment Law and Redevelopment Plan, the Agency requires property management and social services at the Development (the “**Property Management and Social Services**”); and

WHEREAS, the Agency issued a Request for Proposals for Property Management and Social Services in Single-Site Development for Veterans (the “**RFP**”) pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), including but not limited to *N.J.S.A. 40A:11-4.3*; and

WHEREAS, in response to the RFP, United Way of Hudson County (“**United Way**”) submitted the sole Proposal for Property Management and Social Services in Single-Site Development for Veterans, dated September 17, 2019 (the “**Proposal**”); and

WHEREAS, the Agency wishes to authorize the award of a contract to United Way in a total not-to-exceed amount of Fifty-Nine Thousand Two Hundred and Twenty-Five Dollars (\$59,225.00) to perform the Property Management and Social Services for the Development, based on the terms and conditions set forth in the RFP and the Proposal, for a one-year term commencing on November 30, 2019 and ending on November 27, 2020,

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

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

Section 2. The Board of Commissioners hereby authorizes the award of a contract to United Way in a total not-to-exceed amount of Fifty-Nine Thousand Two

Hundred and Twenty-Five Dollars (\$59,225.00) to perform the Property Management and Social Services for the Development, based on the terms and conditions set forth in the RFP and the Proposal, for a one-year term commencing on November 30, 2019 and ending on November 27, 2020.

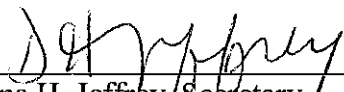
Section 3. The Executive Director is hereby authorized to negotiate and execute an agreement to effectuate this contract award, in consultation with counsel.

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

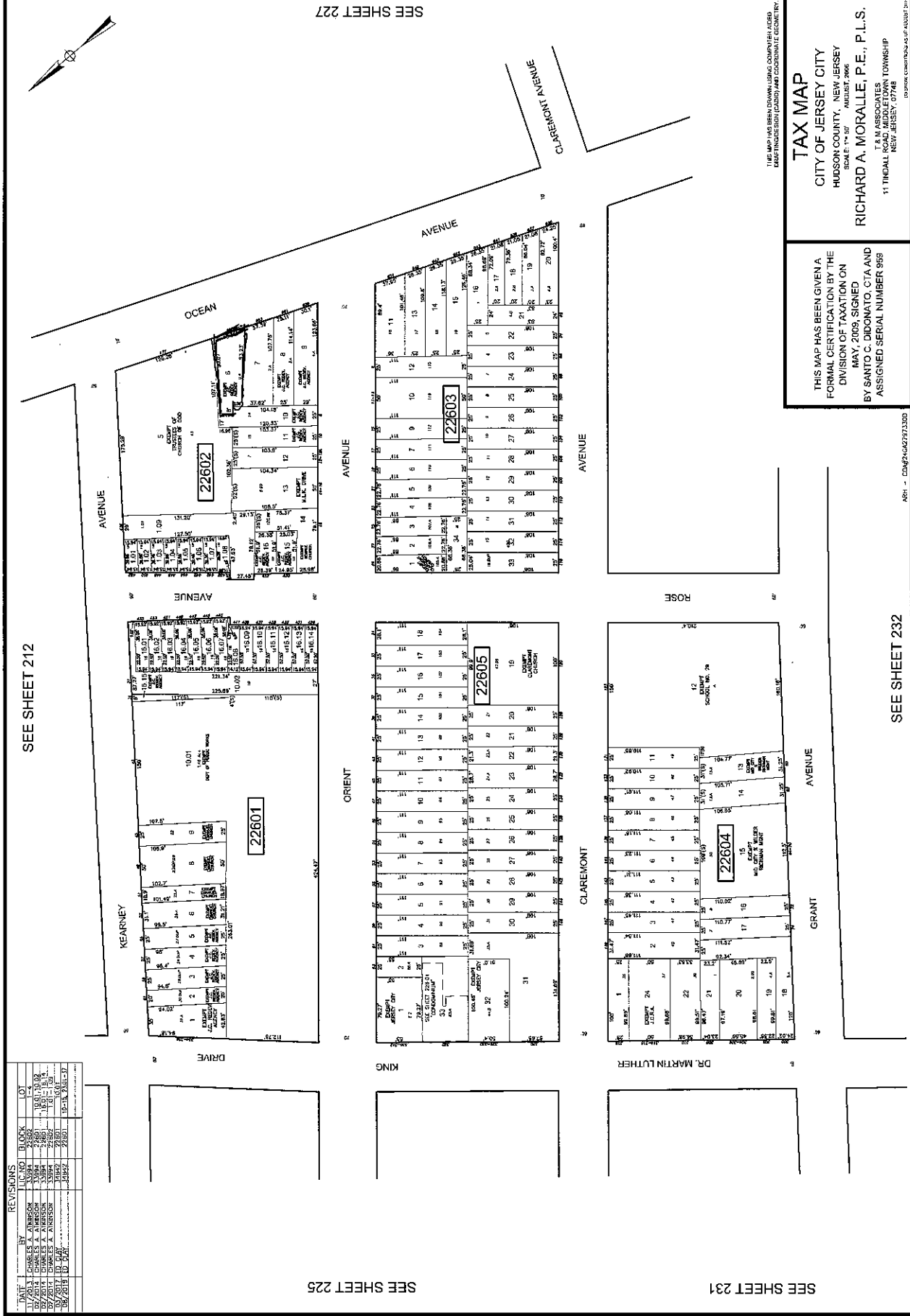
Section 5. Except as expressly authorized herein, all other terms and conditions of the Agreement shall remain the same.

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 Special Meeting of November 18, 2019.


Diana H. Jeffrey, Secretary

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



REVISIONS			
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SEE SHEET 225

SEE SHEET 231

SEE SHEET 232

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD
NEW JERSEY 07033
COURTESY: COUNCILMAN 545 46-00000-2014

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

ASB - COM-642973303

United Way of Hudson County

Application Proposals

For

Property Management and Social
Services in Single-Site Development
For Veterans

Primary Respondent: Daniel A. Altilio, President

857 Bergen Avenue

Jersey City, New Jersey, 07306

daltilio@unitedwayhudson.org

201 434-2625

Secondary Respondent: Carmel Galasso, Director of Housing Services

857 Bergen Avenue

Jersey City, New Jersey 07306

cgalasso@unitedwayhudson.org

201-232-0968

STATEMENT OF INTEREST

Veterans Program
665 Ocean Avenue
Jersey City New Jersey

Statement of Interest

The United Way of Hudson County (UW) would like to be chosen as the organization to provide support services to the Veterans who reside at 665 Ocean Ave. UW would also like to be the property manager.

PROGRAM DEVELOPMENT & IMPLIMENTATION

UW has worked with the JCRDA during the development and implementation phases of the current program.

CURRENT PROGRAM

The UW has been the provider of services for the program from the inception.

For the past 12 years the UW has been a leader in the Hudson County Community in the fight to end homelessness. UW has been providing advocacy, housing and support services to the chronic homeless during that time. UW has also implemented the 211 Information and Referral Phone System helping all of Hudson's citizens to reach the social services they need.

UW believes that no veteran should be homeless. It is the hope of UW to continue as the service provider for the Veterans of 665 Ocean Ave. using the same successful program to deliver superior social services to meet the needs of our homeless Vets.

APPLICANT CAPACITY & EXPERIENCE

Application and Capacity of Experience

Our Mission

The United Way of Hudson County improves lives by mobilizing the caring power of our community to advance the common good.

Established in 1936, United Way of Hudson County envisions a world where all individuals and families achieve their human potential through education, income stability and healthy lives. Our staff, partners and volunteers are committed to ending the cycle of poverty by addressing homelessness, housing and hunger, and by giving our children and adults the skills they need to succeed in life. With the power to convene with public and private partners, United Way of Hudson County is a first responder for the big issues confronting our neighborhoods.

The United Way of Hudson County, (UWHC) is a community based 501 c (3) non-profit organization which has worked to improve the lives of the most vulnerable residents in Hudson County for 78 years. The UWCH is dedicated to ending homelessness in Hudson County and does so through mobilizing resources in local government and constant response to community need. The UWHC participates in the Hudson County Ten Year Plan to End Hopelessness. UWHC is an active member of the Hudson County Continuum of Care

The United Way of Hudson County (UWHC) has administered both Supportive Housing Program (SHP) vouchers and leasing dollars since 2007. Along with (3) other HUD Continuum of Care Grants all for the purpose of housing the chronically homeless. These grants, under the direction of the President (Daniel Altilio) and Director of Housing and Case Management (Carmel Galasso) have successfully housed individuals and families in 83 units across the Hudson County Area.

Additionally, since May 2017, UWHC acted as the social service provider for Veterans Residential Housing Development in Honor of Jaime Vazquez located at 665 Ocean Avenue, Jersey City, N.J. which has 8 units for individuals formerly homeless veterans.

In December 2016- July 2018, UWHC provided financial assistance under the Department of Community Affairs -Homeless Prevention and Rapid Rehousing Grant (HPRP) to 60 families at risk of becoming homeless, divert people who are applying for shelter into other housing and or help those who are experiencing homelessness to be quickly-re housed and stabilized.

Methods used in the HPRP program was to offer comprehensive case management services to assist program participants in stabilizing their housing situation. Case managers will work with participants to identify all areas which pose as a barrier to obtaining and sustaining permanent housing. Staff connected households with appropriate services to address those housing barriers.

Most individuals housed by UWHC are additionally coping with chronic substance abuse and or mental illness. Everyone is given a service plan and meets with caseworker to assure that they

keep their housing status. The caseworkers keep all necessary information of the clients in HMIS in a timely manner and make the necessary changes as needed to be compliant with the program.

In keeping with the notice that HUD has released, these programs provide permanent housing to the chronically homeless, which is current priority area of HUD, to help them keep track with the goals in the Strategic Plan to End Homelessness. UWHC and its programs work to provide the most relevant and necessary services by collaborating with community programs and by tailoring the services the household receive the actual needs of the clients.

Additionally, the United Way of Hudson County's President and CPO held positions on the following task forces that work towards the goal of ending homelessness:

- Governor's Housing taskforce for special needs and homelessness
- New Jersey Interagency Council on Homelessness and
- The NJ Coalition to End Homelessness

Please see the attached resumes for Daniel Altilio, President and CPO, Carmel Galasso Director of Housing and Case Management and James Gaston, caseworker.

Targeted Tenancy

The UWHC will target homeless veterans individuals with specific identified needs to live in a supportive community. UWHC will focus on the population who needs social services. These tenants will learn how to live independently and maintain housing with additional supportive series. Our support staff provides regular contact with the tenant during the day and evening hours, seven days a week. We will provide 24 hours on call services for emergencies.

Case Management

The Case Worker will work with individuals to determine the full scope of their needs and refer them to services within the community. The Case Worker is responsible for conducting a thorough assessment of needs and reassess this on a regular basis. Case worker and resident will work together to put mechanisms in place so that the resident becomes increasingly independent and self-sufficient.

UWHC aims to empower the tenant by providing services enriched housing and providing free, on site services. The provided services will be designed to emphasize resident involvement and empowerment and promote community stability. The supportive services program is designed to ensure that all tenants have access to the services they need to live a safe life in a wholesome environment. The case worker facilitates the process of linkage to appropriate services and provide direct service needed to strengthen self-sufficiently.

Service Program Provider Experience

In 2002 the UWHC began working with the Hudson County Continuum of Care, providing resources, collaboration and leadership at the planning table. The UWHC co-sponsored the first

Homelessness Summit at New Jersey City University. In 2002 the United Way formed the Hudson County Alliance to End Homelessness, which currently manages the Continuum of Care.

In 2005, the UWHC created an Emergency Shelter System for Homeless, which has won accolades from HUD, the state of NJ and an award from the State Association of Community Development Directors.

In 2006, the UWHC was awarded the county's first "Housing First" grant for 1.2 million dollars from the Continuum of Care. This grant provides housing and social services for 26 disabled individuals.

In 2011, the UWHC was awarded two more "Housing First" grants for \$36,295.00 from the Continuum of Care. This grant provides housing and United Way provides the social services for two families, each with single parents with children.

The second, another "Housing First" grant for \$776,344 from the Continuum of Care. This grant provides housing and social services for 55 disabled individuals.

The Housing First Grants successfully house 85 chronic homeless in scattered sites throughout Hudson County. These individuals have the support of a Case Manager and Caseworker who assist them in obtaining the permanent housing and all entitlements that will help them and encourage them to live independently within the community. Under the Director of Housing for the United Way, the program is the first and most important step in ending chronic homelessness. The second is providing a comprehensive array of support services.

In 2009 The UWHC was awarded four grants for Homeless Prevention and Rapid Rehousing (HPRP) The grants are from the City of Bayonne, Hudson County, Jersey City and the New Jersey Department of Community Affairs. Through these grants, UWHC has helped over 300 individuals to either relocate or prevented them from losing their housing. Through this process, The UWHC has taken on the role as a lead agency in this collaborative and works closely with partner agencies to ensure successful implementation of these grants. These grants successfully assist homeless households and those at risk of homelessness to regain housing stability and quickly exit the homeless service system.

In 2016 The UWHC was awarded another HPRP grant through the New Jersey Department of Community Affairs. Through this grant 60 individuals were either relocated or prevented them from losing their housing.

Carmel Galasso
857 Bergen Avenue
Jersey City, New Jersey
201 208-7695
Cgalasso@unitedwayhudson.org

Professional Experience

United Way of Hudson County, Jersey City, New Jersey
Director of Housing Services, October 2006- Present

- Supervisor for the Case Management of the Casework for the Veteran Program on 665 Ocean Ave.
- Facilitated the startup and set up of the Veteran apartments for 665 Ocean Ave.
- Manages and directs the Housing Department and Social Services programs.
- Collaborate with Hudson County on the 10-year plan to end Homelessness in Hudson County,
- Work with Community Leaders in areas directed for community development and homelessness.
- Oversee 3 HUD grant that houses 83 chronic homeless for support housing project
- Oversee 1 Federal, State, County and local grants: Homeless Prevention and Rapid Re-housing
- Oversees RFP vouchers for homeless for United Way Projects
- Serve as Speaker the Governor's Conference on homeless prevention, 2010
- Presenter Cooperation for Supportive Housing workshop, 2011
- Provide and promote outreach to other agencies on housing and homeless issues
- Work with consultants on budget issues.
- Working on and developing housing building plans in conjunction with the CEO.
- Oversee client chats; monitor a team of 3 people. Day to day work assignments

Catholic Community Services, Jersey City, New Jersey
Parish Access Center Program Manager, April 1996 to October 2006

- Identified, implemented, oversaw all service delivery in division: coordinated with and provided support for Parish Access Center across organization.
- Developed linkages and partnerships with parishes.
- Established relationships with Parish Leadership.
- Collaborated with Parishes to identify community needs and resources.
- Supported and oversaw Parish Access Center staff and office operations and budget.
- Planned, facilitated and presented workshops on issues of concern as identified by the Parish Community
- Supervised the reporting and collection of MIS data.
- Organized volunteer recruiter and program design for the Hudson County Division
- Served as trainer of Personal Enhancement workshop for employee in the agency
- Coordinated and published quarterly newsletter for the program
- Served as events Planner for the Hudson County Division
- Coordinated 9/11 casework/counseling and facilitation of funds for clients.
- Administered and facilitated the Hudson County Social Services Emergency Disaster Relief Grant
- Served and supported several committees and projects for Catholic Community Services

Adjunct Instructor

Saint Peter's College, Jersey City, New Jersey Fall Trimester 2004
Taught Sociology of Death, Dying, and Bereavement

Pershing, Jersey City, New Jersey

Retirement Plans Training Coordinator Associate, September 1995- March 1996

Scheduled classes and tracked the success of the program on both the individual and department level.
Creating and delivering training modules to Retirement Plan Associates.
Coordinated an educational program for 100 people.

Saint Peter's University Jersey City, New Jersey
Assistant Director of Campus Ministry July 1987-June 1995

Campus Liturgical Planning: Planned and coordinated all campus - wide Liturgical Celebrations: Supervised the activities of 30 student ministers. Planned programs and arranged decor for all liturgical events and seasons. Recruited and trained lectors, Eucharistic ministers, and musicians for all college liturgies.

Retreats: Emmaus Program Planned and organized off-campus weekend retreat programs for over 25-30 students. Responsibilities included the overall management of food and sleeping arrangements. Facilitated meetings, discussions and small group interactions. Acted as counselor, advisor, and resource person to students.

Pastoral Work: Served as Counselor, consultant and trainer to college community providing: Myers-Briggs Type Indicator training, R.A. Training, Student Orientation Leader, and Peer Educators training. Participated and provided valuable input for department's effectiveness by assessing and improving specific programs: Biannual Blood Drives, Christmas Toy Drive, Spiritual Theme weeks: Multicultural/gender awareness and AIDS awareness. Christian Unity, Lenten prayer and Speaker Series, Vision 2000: Prayer groups involving Faculty, Administration and Students. Implemented ministry of hospitality programs for community integration and outreach. Interacted with Public Affairs to provide pertinent information on office/campus events. Founder and Director of Kaleidoscope: a grief support group. Functioned as direct support person for people dealing with grief.

Special Programs/Saint Peter's College-Wide Committees:

Serve as a member of the following committees:

Board Regents Member -July 2011-present

President Alumni Board - September 2005- 2011

Alumni Board of Trustees (1987-1993), Executive Secretary and Treasurer.

Middle States Self Study Committee on Advancement.

College Presidential Inauguration Committee and Jesuit Identity Committee- 2007

Participate on the Enrollment Management Department

Saint Aedan School, Jersey City, New Jersey

Guidance Counselor, September 1985-June 1987

Established the guidance office for grades 4-8. Provided individual counseling for students.

Elementary Teacher September 1979-June 1985

Taught grades 4-6. Developed and implemented school curriculum.

Membership: Catholic Charities USA, 1999-2006

St. Peter's University Alumni Board Member 2001-2007, President 2005-2011

St. Peter's University member of the Board of Regent. September 2011- present

Board Member for Hudson Hospice. September 2015- present

Awards: Mary T. Norton Congressional Award from the United Way, September 2003

St. Peter's College Distinguished Alumni Award, April, 2005

Italian Woman of the Year, October 2015

Computer Skills: Proficient in Windows, Power Point, SAGE, HMIS System, Internet, Outlook E-mail,

Education :Master of Arts, Adult Christian Community Development
Regis University, Denver, Colorado, May 1985

Bachelor of Arts in Education,
Saint Peter's University, Jersey City, New Jersey, May 1979

Certification: New Jersey State Permanent Certification in Elementary Teaching, K-8, and English, K-12
Bereavement facilitator, Archdiocese of Newark, Spring 2012
Protecting God's Children for Adults, May 15,2018

References: upon request.

145 Clinton Ave
Jersey City, NJ, 07304
Cell (973)-454-9011
Jgaston525@gmail.com

James Gaston

Work experience:

2015-Present JCPD

Jersey City Police Officer

- Patrol Streets to ensure safety in the Community
- Worked as plain clothes to conduct Investigations
- Work with the Stores, Home Owners & carious agencies to empower the Community to work with the Police.

October 2008-Present United Way of Hudson County Jersey City, NJ

Case Manager/Veterans Housing

- Works with Veterans to compile needs assessments and comprehensive service plans.
- One on One Session with Veterans.
- Monthly Group meetings with all Veterans in housing program.
- Assist with Financial Stability (Budgeting & Applying for Services)
- Collects rent & daily checks of the Building
- Monthly Progress Notes done on each Veteran
- Puts data into HMIS
- Connects with JCRA on building issues

Caseworker/ Supportive Housing Services

- Monitor the client's progress through scheduled office visits, home visits, phone contact as well as anticipating and dealing with crisis situations.
- Conduct timely service planning which involves counseling, goal setting, and identification and coordination of supportive services.
- Assist participants with completing lease agreements and obtaining other supportive documents such as identification, social security card, etc. as required by leasing agents/property
- Enter participant's information into the database in a timely matter and update as needed
- Social rehabilitation and vocational support services as appropriate
- Linkages to all community resources
- Crisis intervention and Outreach
- Establish and maintain collaborative working relationships with homeless shelters and community resources
- Must be knowledgeable of HIPAA and Privacy Laws

- Interview and prepare clients for financial assistances
- Prepared all documentation required to fill criteria of the grant.
- Prepare information and input into HMIS
- Worked with landlords to avoid client eviction
- Maintained client files
- Participate in discussions and meetings with the Division of Community Affairs for the State of NJ.

- Supervised staff and clients to maintain safety.
- Facilitated treatment groups.
- Assisted with treatment/discharge planning of residents.
- Facilitated clients and employees in ABC training.
- Created and set behavioral plans and interventions for residents.
- Supervised and distributed medication to clients.
- Responsible for organizing recreational activities for clients.
- Facilitated a hiking expedition on the Appalachian Trail

- Supervised clients to maintain safety.
- Created and set behavioral plans and interventions for residents.
- Facilitated treatment groups.
- Supervised and distributed medication to clients.
- Organized recreational activities for clients

- Organized and Scheduled Activities for camping participants.
- Responsible for monitoring and serving youth during mealtime.
- Trained in First Aid and Safety First.

- Supervised employees to perform a safe and successful operation
- Controlled the shipping and receiving of freight that comes in the building
- Processed orders and maintained all customer services functions
- Types documents from varied forms of copy
- Supervises directly or indirectly the establishment and maintenance of records and files

Education:

Fairleigh Dickinson University
Teaneck, NJ

2010-Present
Public Administration

Hudson County Community College
Jersey City, NJ

2000-2001
Computer Technology

Caldwell College
NJ

1998-2000

Computer Science

Caldwell,

Computer Skills:

Proficient in Microsoft Office, Power Point,
HMIS Foothold Software, Internet, Outlook E-mail,

References Available Upon Request

Daniel Altilio

President and Chief Professional Officer
United Way of Hudson County
857 Bergen Avenue
Jersey City N.J. 07306
201.434.2625
DAltilio@UnitedWayHudson.org

Daniel Altilio is the President and Chief Professional Officer of the United Way of Hudson County (UWHC), a community-based 501 c (3) non-profit organization which has improved the lives of the most vulnerable residents in Hudson County, New Jersey, for 81 years. As a lifelong advocate for the homeless, Mr. Altilio has successfully evolved the UWHC into a recognized community leader in the efforts to increase homeless housing opportunities in Hudson County.

Born and raised in Hoboken, New Jersey, Mr. Altilio began his career at the United Way in 1996. Under his leadership, the agency manages numerous initiatives designed to end the cycle of homelessness and poverty: housing initiatives, including operating a direct housing program; leadership in community collaborations; advocacy; information services; and the mobilization of government and corporate funding resources.

Mr. Altilio has served on many local and state boards and commissions focused on solving homelessness. He served as a Co-chair of the 10 Year Plan Committee for Hudson County. In 2009, Governor Jon Corzine appointed him to the New Jersey Inter-agency on Homelessness.

A number of significant organizational accomplishments have solidified UWHC's commitment to ending homelessness. In 2002 UWHC co-sponsored the first Homelessness Summit at New Jersey City University and formed the Hudson County Alliance to End Homelessness. In the decade since, UWHC has successfully created an Emergency Shelter System for the Homeless, a program that has won accolades from United States Department of Housing and Urban Development (HUD) and the State of New Jersey, as well as an award from the State Association of Community Development Directors. Currently United Way operates a Homeless Veterans Program, houses over 200 Hudson residents who were chronically homeless or have AIDS, and sponsor a quality after-school program,

Prior to joining UWHC Mr. Altilio worked at Prudential Insurance/Pruco Securities in Lincoln Harbor, Weehawken for six years. In that role, he earned a Fellowship with the Life Underwriting Training Council and a NASD Series 6 License. Mr. Altilio was licensed in NJ for Life, Health, Disability, Property and Casualty lines of insurance.

An active member of the Hudson County Community, Mr. Altilio volunteers his time by serving on numerous non-profit boards; The Christ Hospital Community Advisory Group, The ARC of Hudson County, Christ Hospital Board of Directors, St. Francis Academy, The CarePoint Foundation and he is a member of the Jersey City Rotary Club. He has been

recognized over the past 2 decades with an impressive list of awards from local, state and international organizations.

Mr. Altilio attended St. Hyacinth Franciscan Seminary, Granby MA. He is married to Elisabetta Manzoni and they have 3 children.

BOARDS, COMMITTEES & AFFILIATIONS

Association Caggianese (Secretary)
Carepoint Health Foundation, (Chair of the Board)
Christ Hospital (Board of Directors)
Hoboken Italian Festival (President)
Hudson County Association of Retarded Citizens (Board Member)
Hudson County Alliance to End Homelessness (Member)
Hudson County Council of Social Service Agencies (Board Member)
Hudson County FEMA Board (Chairman)
Hudson County Habitat for Humanity (PAST Board Member)
Hudson County Homeless Trust Fund (PAST Board Member)
Hudson County Human Services Advisory Council (Member)
Hudson County 10 Year Plan to End Homelessness (Co-chair)
Hudson Cradle (PAST Board Member)
Jersey City Rotary (Member)
NAACP (Jersey City)
Partnership for a Drug Free NJ (Steering Committee Member)
St. Francis Academy (Board Member)
Societa' Madonna Dei Martiri (Officer)
NJ 211 Partnership (Member)
NJ Inter-Agency Council on Homelessness (Appointed by Governor 4/09)
New Jersey Housing Taskforce (Special Needs & Homelessness Committee)

AWARDS

In 2012 Daniel was honored by the Vatican in granting him a Knighthood to the Equestrian Order of the Holy Sepulcher of Jerusalem.

In 2015 St. Peter's University, The Jesuit University of New Jersey awarded Daniel a Doctorate of Humane Letters, HC.

2016

Hudson County Sports Hall of Fame
Marty Seglio Community Service Award

2015

Saint Peter's University
Doctorate of Humane Letters, H.C.

The Jersey City Columbus Day Parade
Grand Marshall

The Lincoln Association of Jersey City
"Malice towards none, with Charity to all" Award

2013

Hudson County Chamber of Commerce
Legends Award

2012

Resurrection School
Peacemaker Award

PERC Homeless Shelter (Union City)
Community Service Award

Vatican/Holy See Knighthood
Equestrian Order of the Holy Sepulcher of Jerusalem

Bayonne Jewish Community Center
Honoree

2010

Habitat for Humanity of Hudson County
Distinguished Service Award

Jersey City Rotary International (Daybreak)
Community Service Award

Hoboken Family Planning
Honoree

New Jersey Association of Retarded Citizens (ARC)
Spirit of the ARC Award

Association of Retarded Citizens, Hudson County
Community Service Award

2009

Rebuild Together, Jersey City
Honoree

Association of Retarded Citizens, Hudson County
Honoree

2008

Hudson County Community College
Heritage Award

2007

State of NJ Community Development Association
Community Service Award

"Leadership in launching New Jersey's first collaborative plan of action to end homelessness."

Innovation Award

Presented by Dianne Johnson, NJ Director of HUD, for the creation of an Emergency Temporary Shelter System for the homeless.

The Hudson County Christopher Columbus Foundation
Community Service Award

Save Latin America
Community Impact Award

2006

Hudson Perinatal Consortium
Community Partnership Award

2005

Association Caggianese D'America
Premio Caggiano Award

2004

Academy of the Sacred Heart & Sisters of Charity
St. Vincent De Paul Award

2002

North Hudson Community Action Corporation
Ann T Dudsack Community Service Award

Hudson County Christopher Columbus Parade Committee
Outstanding Community Service Award

PARTNERSHIP HISTORY

PROGRAM DESCRIPTION

Program Description

Supportive Services

This program is to serve the 8 veterans in 665 Ocean Ave housing. These services will help the veterans to regain independence in living in permanent supportive housing and to assist to help them be part of the community. United Way of Hudson County (UWHC) will target homeless Veterans individuals, with specific identified need to live in a supportive community. These tenants were previously unable to live independently and maintain housing without additional supportive services. UWHC will provide 24 hours on call services for emergencies.

Case Management: The Case Manager will work with individuals to determine the full scope of their needs and refer them to services within the community. The Case Manager is responsible for conducting a thorough assessment of needs and reassesses this on a regular basis. Case Manager and resident will work together to put mechanisms in place so that the resident becomes increasingly independent and self-sufficient.

UWHC aims to empower the tenant by providing service enriched housing and providing on site services. The provided services will be designed to emphasize resident involvement, empowerment and promote community stability. The supportive services program is designed to ensure that all tenants have access to the services they need to live a safe life in a wholesome environment. The case manager facilitates the process of linkage to appropriate services and provides direct service needed to strengthen self-sufficiently.

Social service shall include, but not be limited to, the following:

Needs Assessment

Service Plan

Job coaching and training

Application support for mainstream resources and entitlements

Life skill and financial literacy counseling

Tenant involvement meetings

Program evaluation

Linkage to Health Care

Social Events

Linkage to Health Care

The veterans may already have health care through the VA hospitals in the area.

There are wide ranges of services in Hudson County and the surrounding areas to address the medical needs of the community.

Metropolitan Family Health Network which is in the United Way building location at 857 Bergen Ave provides access to both medical and social service. Metropolitan Family Health Network remains dedicated to its mission of making high quality, affordable, primary care services and programs accessible to the people of Hudson County especially those who are unserved and uninsured, under-insured and homeless regardless of their ability to pay.

Mainstream Resources

The Case manager will be responsible for ensuring those tenants are receiving all mainstream resources and entitlements for which they are eligible. This is part of the ongoing assessment process, and accessing the resources becomes part of the comprehensive service plan. This includes applying for Social Security, GA and Medicaid.

Life Skills and Household Management Program

A variety of individual and group counselling sessions may be held on -site, at no coast to resident. Individual financial counseling and assistance in stabling and maintaining a household budget will be provided for tenants who are late in their rent payments. Budget counseling will be offered to assist tenant in their day to day financial literacy.

Tenant Engagement Plan

Tenants participate in housing meetings and play an active role in the development of systems and processes tenant input in key to program success. All new tenants are informed of the rules and policies of the program and are advised of the venues for expressing their opinions and concerns about the programs. Tenants are required to attend the monthly housing meetings.

Program Evaluation

There will be a comprehensive evaluation to determine the effectiveness of the social services. There will be mechanisms in place to measure program performances.

Supervision: The President of United Way and the Director of Housing will act as supervisors for the program. The Director of Housing will meet weekly with the case manager to discuss the progress of the program. The Director will also review all reports that will be submitted and follow up with any issues. The Director will be the liaison between the UWHC and JCRA.

The Director of Housing will submit monthly reports to the JCRA's Executive or his or her designee.

Comprehensive Service Plan (see enclosed)

Consumer Satisfaction Survey (see enclosed)

COMPREHENSIVE CASE MANAGEMENT

Policy:

Comprehensive case management services shall be available to each client to assist in achieving his or her individual goals and improving his or her quality of life.

Procedure:

1. Assignment of Case Manager

During the first week in the program, the case managers will be assigned to clients to assist in meeting clients areas of needs.

2. Regular Case Manager/Client Meetings

Case manager and client will establish a meeting schedule that is conducive to both parties associated with the Housing Program. Additional contacts will also be made on an as needed basis.

3. Date of Move -In

Moving into a new apartment requires some transition and may cause some anxieties. Case managers are encouraged to meet with their case manager to share pertinent information, as well as receive an orientation to the amenities within the facility and/or the community. This meeting will lay the foundation for future engagement with the clients.

4. Case Manager Responsibilities

The case manager shall:

1. Introduce him/herself to the client on the day of admission into the program and attempt to open communications.
2. Discuss confidentiality and exceptions with the client.
3. Review program and agency operations and programming.
4. Review and reinforce the client's level of understanding of rules and procedures.
5. Discuss the client's concerns and needs, initiating problem, and problem solving techniques.
6. Complete Client Emergency Contact form.
7. Review potential areas of concern including:

- a) Mental health: symptoms, understanding of illness, medication responsibilities;
 - b) Substance abuse: patterns of use, past successful treatment modalities, program requirements;
 - c) Interpersonal/Family relationships: client's interest, if any, in pursuing re- unification with family or notifying family of whereabouts;
 - d) Educational/vocational aspirations;
 - e) Medical: immediate needs such as HIV care, dental care and any specific nutritional needs;
 - f) Legal issues including wishes as to end term care, advance directives, guardianship and parole requirements
 - g) Financial: program fees, rent, budgeting issues.
8. Discuss and develop client's supportive services within 7 days. The client reserves the right to accept, change or ignore the advice of the case manager regarding the Individual Service Plan (ISP). At any time during the program, each client has the right to review and/or change his/her plan with the assistance of staff.
9. Obtain HMIS and the Individual Services plan every Three (3) months from start date.
10. Obtain monthly rental receipts and all other documentation needed
11. Provide individual counseling and group counseling. Provide emotional support and encouragement along with accurate and honest feedback.
12. Meet with client regularly and jointly evaluate progress, resolution and difficulty obtaining goals.
13. Assist client in identifying positive leisure activities in community.
14. Assist client in identifying appropriate visitors and/or visit hours.
15. Assist and educate client to be able to make appropriate contacts with community resources. Teach client to be able to advocate for self to secure necessary services
16. Coordinate transportation for client's medical appointments, court dates, meetings with referring agents and any other necessary meetings.
17. Assist in planning discharge and after care plan when necessary.

UNITED WAY OF HUDSON COUNTY SUPPORTIVE HOUSING PROGRAM

Annual Tenant Satisfaction Survey

This survey is being distributed as part of Supportive Housing Program Evaluation process, which helps United Way of Hudson County distribute funding to homeless service programs like the one you are involved in. Agencies applying for funding are expected to distribute this survey to clients within their programs to gain anonymous feedback. We thank you in advance for taking the time complete this. We hope that you find this survey as an opportunity to give valuable feedback to the program.

PLEASE CHECK OFF ONLY 1 (✓) CHECKMARK PER QUESTION

		Agree	Disagree	Neither Agree or Disagree
1.	I have an opportunity to talk to staff about my needs.			
2.	I feel that program staff responds to my needs.			
3.	I set goals and discuss them with program staff.			
4.	I feel that the program is helping me make progress towards my goals.			
5.	If I need something not offered by the program, staff helps me find what I need.			
6.	I am informed about my rights in this program.			
7.	If I have a problem with a staff member or a program decision, I know how to appeal or file a grievance.			
8.	I understand the program rules and guidelines.			
9.	I understand what is expected of me in order to remain in the program.			
10.	I feel that the information I share with staff is kept confidential.			
11.	I have the chance to speak to a staff member in my language or bring a translator.			

Updated 4/9/19

UNITED WAY OF HUDSON COUNTY
SUPPORTIVE HOUSING PROGRAM
PLEASE PRINT CLEARLY AND ANSWER QUESTIONS AS BEST AS POSSIBLE

12.	Would you change something about the program? If so, what would it be?
13.	What do you like about the program?
14.	How has this program helped you? For example: safe, independence, stable, and confident

PROPERTY MANAGEMENT

The United Way of Hudson County will manage the property that houses the Veteran's Program at 665 Ocean Ave., Jersey City. The United Way has acted as a partner to the JCRA in the development, construction and 1st year of the program. As such, many of the property management services listed in the RFP are already being facilitated by UW; rent collection, tenant maintenance requests, maintenance of lease records, maintaining common areas, tenant relations and coordination of various inspections. In the past the United Way has performed these duties and has not sought compensation.

The United Way of Hudson County will provide overall arrangements and administration of the rental assistance. In addition, the United Way of Hudson County has a fulltime plant Facilities Manager-Curtis Dupree, who has 25 years of experience. The Facilities Manager oversees the day to day maintenance of the building.

The Facilities Manager maintains smooth operations of the establishment. Responsibilities include:

- Access the current condition of electrical, air conditioning, plumbing and other essential facilities and equipment
- Maintain accurate records of condition of equipment and other systems in the building
- Create a schedule of regular evaluations of the facilities
- Create a schedule for vendors for repairs and for snow removal.
- Development of policies and procedures that affect the use of supplies and facilities
- Initiate interventions to solve problems in the facilities
- Develop a system for cleaning, repair and maintenance of facilities
- Ensure the safety of the building or establishment from fire, flood and other hazards.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH HUDSON COUNTY COMMUNITY COLLEGE FOR THE REDEVELOPMENT OF PROPERTIES LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

WHEREAS, Hudson County Community College (“**HCCC**”) is the owner of certain properties identified on Exhibit A (the “**Properties**”) located within the Journal Square 2060 Redevelopment Area as set forth more particularly in the Journal Square 2060 Redevelopment Plan (the “**Redevelopment Plan**”); and

WHEREAS, in furtherance of the redevelopment of the Properties and the goals and objectives of Redevelopment Law and Redevelopment Plan, the Agency has determined to enter into a Memorandum of Agreement with HCCC in the form set forth in Exhibit B (the “**MOA**”) in order to permit the Agency to market and sell the Properties pursuant to a Request for Proposal (the “**RFP**”) issued by the Agency pursuant to the Redevelopment Law; and

WHEREAS, through the RFP the Agency will be soliciting redevelopment proposals from highly qualified redevelopment firms to acquire and redevelop the Properties in accordance with the provisions of the Redevelopment Plan;

WHEREAS, the initial term of the MOA is three (3) years and may be further extended by the mutual consent of the Agency and HCCC; and

WHEREAS, the MOA sets forth the roles and responsibilities of HCCC and the Agency,

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

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

Section 2. The Board of Commissioners hereby authorizes the Agency to enter into the MOA with HCCC.

Section 3. The Executive Director is hereby authorized to execute the MOA with HCCC.

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

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 Special Meeting of November 18, 2019.


Diana H. Jeffrey, Secretary

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

**Memorandum of Agreement Between
the Jersey City Redevelopment Agency
and the Hudson County Community College**

Dated: _____, 2019

Introduction: The Hudson County Community College (the “HCCC”) has determined to sell the Properties identified on Exhibit A (the “**Properties**”). The HCCC and the JCRA are each a “**Party**” and together are known as the “**Parties**”. The JCRA (as hereinafter defined) represents that the Properties are in “redevelopment areas” subject to “redevelopment plans” as defined in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**LRHL**”).

In furtherance of the redevelopment of the Properties, the HCCC has determined to enter into this Memorandum of Agreement (the “**MOA**”) with the Jersey City Redevelopment Agency (the “**JCRA**”) in order to permit the JCRA to market the Properties pursuant to one or more Request for Proposal (the “**RFP**”) issued by the JCRA pursuant to the LRHL.

Through the RFP, the JCRA will be soliciting redevelopment proposals from highly qualified redevelopment firms to acquire and redevelop the Properties. RFP submissions will be based upon the provisions of the applicable redevelopment plan.

The following terms are incorporated into this MOA:

1. **Term of the MOA.** The initial term of the MOA is for three (3) years from the date first above written, subject to termination as set forth in Section 3.f hereof. The MOA can be further extended by the mutual consent of the Parties.
2. **Request for Proposal.** The HCCC has agreed to allow the JCRA to market and sell the Properties by way of one or more RFPs. The JCRA has agreed to only award the purchase and redevelopment of the Properties to that respondent which presents the best proposal based upon the criteria set forth in the applicable RFP. The Properties may be sold pursuant to separate RFPs and to separate redevelopers.
3. **The HCCC’s Role and Responsibilities.** The HCCC will be responsible for performing the following tasks:
 - a. **Information and Documents.** Providing such information as it may have in its possession, as requested by the JCRA, to assist in the marketing of the Properties, including but not limited to appraisals, back title, surveys,

environmental reports, etc. Notwithstanding the foregoing, however, if the JCRA asks for a certain document or report which the HCCC does not have in its possession, then the HCCC will be under no obligation to procure such information or document.

- b. Maintenance of Utilities. Maintaining, providing any necessary utilities and securing the Properties for the term of the MOA until the closing on the sale of the applicable Property.
- c. HCCC License Agreement. By way of a separate agreement(s) between the HCCC and the JCRA (the "**HCCC License Agreement(s)**"), the JCRA, its designated redeveloper for one or more of the Properties, and their consultants will be granted a license to go on the applicable Property as needed to perform due diligence related work in connection with the RFP. Prior to entering into any HCCC License Agreement, the JCRA and its invitees will have to provide proof of the appropriate insurance as required by the HCCC License Agreement and if required name the HCCC as an additional insured.
- d. HCCC Approval. The HCCC will undertake all reasonable efforts to secure HCCC approval for the final terms of the sale by the JCRA to a purchaser of a Property. If the HCCC does not grant its approval for the sale of a Property, then the award made by the JCRA of the applicable Property or Properties will be null and void and similarly the MOA will become null and void and of no further force and effect as to such Property or Properties and neither the HCCC nor the JCRA shall have any further obligation or financial liability to each other with respect to such Property or Properties under the MOA.
- e. "As-is" Conveyance of Properties. Subject to the HCCC receiving all requisite legal approvals and authorizations needed to convey title to a Property, the HCCC will execute and deliver to the JCRA a deed conveying title to the applicable Property or Properties of the same quality as currently possessed by the HCCC. The Properties will be conveyed in their "**as-is**" condition, subject to all faults and without any expressed or implied warranties of any kind as more fully described in Section 4.c hereof.
- f. Termination; Costs. If for any reason the JCRA is unsuccessful in finding a suitable purchaser for a Property within one (1) year of the date of this MOA, either Party shall have the right to terminate this MOA with respect to such Property upon thirty (30) days written notice to the other Party. In such event the HCCC shall reimburse the JCRA for its reasonable third-party expenses incurred in connection with the marketing of the applicable Property. The JCRA shall submit written invoices or similar documentation of its reasonable third-party

expenses to the HCCC. The right to terminate under this Section 3.f shall be an ongoing right exercisable by either Party on and after the first anniversary of this MOA.

- g. Risk of Loss. The risk of loss or damage to the Properties will be retained by the HCCC until the JCRA closes title on the Property at which point the risk of loss will shift to the purchaser.

4. JCRA's Role and Responsibilities. The JCRA will be responsible for the following tasks:

- a. Consultants. It is agreed that the JCRA may retain and enter into agreements and contracts with consultants to assist the JCRA in connection with the RFP. The HCCC expects the JCRA to select and engage consultants for the RFP and further authorizes such consultants, subject to funding, to begin and complete work under the direction of the JCRA. HCCC will deposit \$25,000 with the JCRA to pay for all expenses of the JCRA related to the execution of its obligations under this MOA. The JCRA agrees to pay for all costs in excess of such \$25,000 provided that it shall be reimbursed for such costs from the sales proceeds or from HCCC pursuant to Section 3.f hereof. The JCRA shall submit written invoices or similar documentation of its costs hereunder to the HCCC. The JCRA will send to the HCCC complete copies of any reports, surveys, studies, etc. that are completed by the JCRA or procured by the JCRA of the Properties.
- b. Marketing and Sale of the Properties. The JCRA will market and sell the Properties in accordance with the terms of one or more RFPs.
- c. Condition of Properties. The JCRA agrees that it is not relying on any representation or warranty of the HCCC or any agent, employee, representative, director or officer of the HCCC, and that the HCCC is selling the Properties "**as-is**" subject to all faults and without any expressed or implied warranties of any kind. Further, the sale of the Properties shall not require the HCCC to (i) make or pay for any repair, replacement, reconstruction or renovation of any improvement or condition situated on or existing at the Properties; (ii) demolish, remove or dispose of any improvement or condition existing at the Properties; or (iii) abate any hazardous substances or remediate any environmental conditions existing at the Properties.
- d. Condition of Title. The JCRA agrees to sell the Properties subject to customary permitted title exceptions, which will not be deemed to be title defects rendering title to the Properties unmarketable, including but not limited to zoning ordinances and other applicable governmental regulations and requirements;

rights of the public and adjoining owners in highways, streets, roads and lanes bounding or running through or adjacent to the Properties; retaining walls and other walls, bushes, trees, hedges, fences and the like extending from or onto the Properties; any portion of the Properties lying in the bed of any public street; rights and easements relating to the operation, and maintenance of public utilities; standard conditions and exceptions to title insurance contained in the currently effective ALTA Owner's Standard Form B Title Insurance Policy; and such HCCC of facts that a physical inspection of the Properties may disclose prior to or at the closing of title.

- e. Selection of Winning Proposal. The JCRA will select one or more winning proposals from the proposals it receives in response to the RFPs based upon the factors as set forth within each such RFP. The price for the Properties shall be one of many factors to be considered by the JCRA's selection committee. Notwithstanding the foregoing, the sale and conveyance of the Properties remains expressly subject to the approval of the HCCC.
- f. Transfer of the Properties. The JCRA agrees to complete transfer of the Properties within a commercially reasonable period of time following the HCCC approval of such sale.
- g. Distribution of Sales Proceeds. The JCRA agrees that 96.5% of all proceeds received from the sale of the Property or Properties to the designated redeveloper shall be immediately remitted to the HCCC. The JCRA may retain 3.5% of the net sales proceeds from the sale of the Property or Properties for its internal costs and expenses. The JCRA may deduct from the sales proceeds the costs incurred by the JCRA as described in Section 4.a. hereof.

5. Additional Provisions.

- a. Closing Documents. The Parties will execute and deliver, as applicable, a closing statement, affidavit of consideration, Seller's residency certificate/exemption form and any other instruments reasonably requested by the attorney for either party or the title company in connection with this transaction.
- b. Other Approvals. Each Party will use its best efforts to obtain all applicable governmental approvals, permits, and authorizations necessary to effectuate their respective responsibilities
- c. Assignment. The JCRA agrees it may not assign its rights or duties regarding the Properties under this MOA and any purported assignment will be void unless agreed to in advance in writing by the HCCC in its sole discretion.

IN WITNESS WHEREOF, the HCCC and the JCRA have entered into this MOA as of the date first set forth above.

ATTEST:

HUDSON COUNTY COMMUNITY COLLEGE

By: _____

ATTEST:

JERSEY CITY REDEVELOPMENT AGENCY

By: _____

Diana H. Jeffrey
Executive Director

EXHIBIT A

The Properties

<u>Block</u>	<u>Lot(s)</u>	<u>Street Address</u>
9501	21	68-74 Sip Ave.
10602	10, 11, 12, 13, 14, 15, 16	150-164 Sip Ave.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH 184 MORGAN STREET FEE OWNER, L.P. AMENDING THE PROJECT DESCRIPTION FOR PROPERTY LOCATED AT BLOCK 11507, LOTS 6 THROUGH 22, N/K/A BLOCK 11507, LOT 6.01, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 331 MARIN BOULEVARD WITHIN THE MORGAN/GROVE/MARIN REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) is an instrumentality of the City of Jersey City (the “City”) with powers to implement redevelopment plans and carry out redevelopment projects in the City in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Act”); and

WHEREAS, in accordance with the criteria set forth in the Act, the City established an area in need of redevelopment commonly known as the Morgan/Grove/Marin Redevelopment Area (the “Redevelopment Area”) and adopted a redevelopment plan for the area known as the Morgan/Grove/Marin Redevelopment Plan, also referred to as the MGM Redevelopment Plan (as amended and supplemented from time to time) (the “Redevelopment Plan”); and

WHEREAS, the Agency previously entered into that certain amended and restated redevelopment agreement with 184 Morgan Street Fee Owner, L.P. (the “Redeveloper”), dated November 28, 2018, pertaining to property identified on the tax map as Block 11507, Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22 within the Morgan/Grove/Marin Redevelopment Area (the “Amended and Restated Redevelopment Agreement”); and

WHEREAS, pursuant to the Amended and Restated Redevelopment Agreement, the Redeveloper proposes to undertake site work within the Property as governed by the Redevelopment Plan, and to construct thereon a mixed-use project containing approximately 448 residential units (consisting of 88 studio units, 279 one-bedroom units, and 81 two-bedroom units), approximately 116 structured parking spaces, an approximately 6,470 square foot theater (in accordance with the community benefit bonus provisions of the Redevelopment Plan, as further described herein), approximately 5,110 square feet of retail space, and certain other on-site and off-site improvements (collectively, the “Project”); and

WHEREAS, on May 7, 2019, as memorialized by resolution of the Jersey City Planning Board dated June 4, 2019, the Redeveloper obtained approval to amend the Project to contain approximately 482 residential units (consisting of 153 studio units, 243 one-bedroom units, 77 two-bedroom units, and 9 three-bedroom units), approximately 121 structured parking spaces, an approximately 6,273 square foot theater plus a 919 square foot shared loading/staging area with a minimum capacity for 125 persons, approximately 2,600 square feet of retail space, and certain other on-site and off-site improvements (the “Amended Project”); and

WHEREAS, by letter application dated October 22, 2019, the Redeveloper has requested the Agency’s consent to amend the Project description in the Amended and Restated Redevelopment Agreement to instead reflect the Amended Project; and

WHEREAS, by letter application dated October 22, 2019, the Redeveloper has advised the Agency that under Section 3.01 of the Amended and Restated Redevelopment Agreement, the Redeveloper has obtained the financing and equity capital necessary to construct the Amended Project, including a \$163,700,000.00 construction loan to be secured by a first mortgage on the property, which construction mortgage shall be in favor of American General Life Insurance Company and National Union Fire Insurance Company of Pittsburgh, Pa.; and

WHEREAS, the Redeveloper has requested that such lenders be recognized by the Agency as authorized mortgage holders under the Amended and Restated Redevelopment Agreement; and

WHEREAS, after review and consideration of this matter, the Agency desires to authorize the execution of a first amendment to the Amended and Restated Redevelopment Agreement (the "First Amendment"), in connection with the above,

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

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

Section 2. The Agency hereby authorizes the amendment of the Amended and Restated Redevelopment Agreement to allow for the Amended Project to be reflected in the Project Description of the Amended and Restated Redevelopment Agreement.

Section 3. The Agency hereby acknowledges a \$163,700,000.00 construction mortgage on the Property in favor of American General Life Insurance Company and National Union Fire Insurance Company of Pittsburgh, Pa., and recognizes such lenders authorized as mortgage holders under the Amended and Restated Redevelopment Agreement.

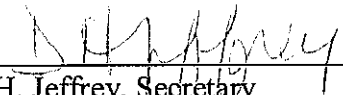
Section 4. Except as expressly authorized herein, all other terms of conditions of the Amended and Restated Redevelopment Agreement shall remain the same.

Section 5. The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the First Amendment and any and all other documents necessary to effectuate this Resolution subject to the review and approval of the Agency's Counsel.

Section 6. The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the Amendment and this Resolution.

Section 7. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH AM DEVELOPMENT, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17504, LOT 16 A/K/A 306 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the Morris Canal Redevelopment Area as an area in need of redevelopment pursuant to the LRHL; 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 Morris Canal Redevelopment Area; and

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

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to construct a five (5) story mixed-use building with eight (8) residential units and 760 square feet of retail on the ground floor (the "Project"); and

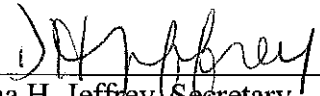
WHEREAS, pursuant to Resolution 19-03-12 adopted on March 26, 2019, the Redeveloper was designated as the redeveloper of the Property, which was extended pursuant to Resolution 19-08-19 adopted on August 20, 2019; and

WHEREAS, the JCRA and the Redeveloper have engaged in negotiations and the JCRA has determined that the Project achieves the objectives of the Redevelopment Plan, and it is therefore in the JCRA's best interests to enter into a Redevelopment Agreement (the "Redevelopment Agreement") with the Redeveloper for the Project; and

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

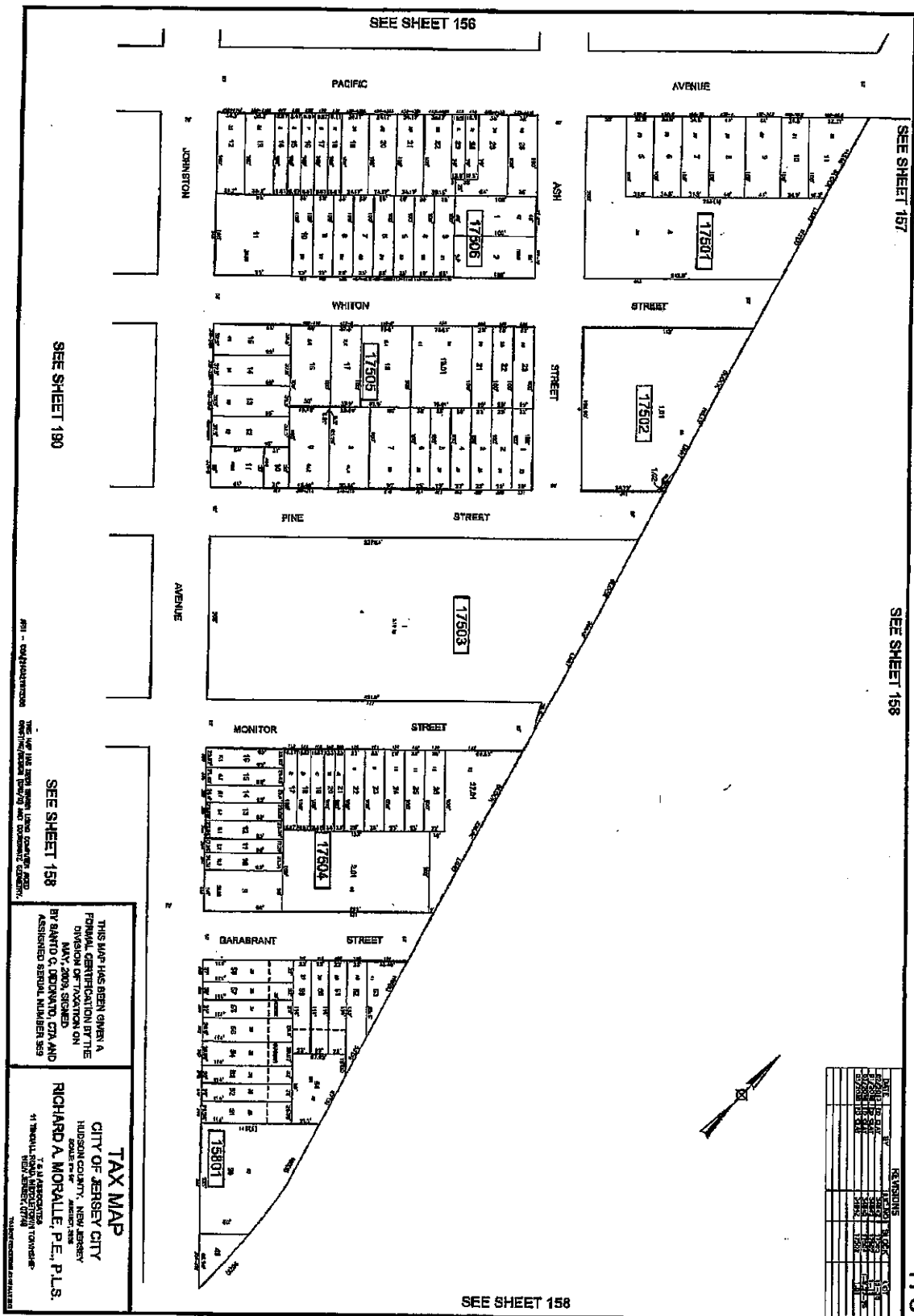
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency, as follows:

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The Agency hereby approves entry into a Redevelopment Agreement with AM Development LLC, in substantially the form as is on file with the Agency.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to take all actions necessary to effectuate this Resolution, in consultation with counsel, including the execution of the approved Redevelopment Agreement and any other associated documents necessary to effectuate the purposes of this Resolution, subject only to review and approval of Agency counsel.
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.
5. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
6. This Resolution shall take effect immediately.


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 Special Meeting of November 18, 2019.

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



THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY, 2000, SIGNED
 BY RANTO C. DEONATO, CPA AND
 ASSIGNED SERIAL NUMBER 509

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 RICHARD A. MORALLE, P.E., P.L.S.
 T & A ASSOCIATES
 11 THORNTON ROAD, SUITE 200
 THORNTON, NJ 07074

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RAMNARAYANA PROPERTIES, LLC WITH RESPECT TO CERTAIN PROPERTIES LOCATED AT BLOCK 17505, LOTS 10 AND 11 A/K/A 307 PINE STREET AND 326-328 JOHNSTON AVENUE, RESPECTIVELY, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

WHEREAS, on June 18, 2019, pursuant to Resolution No. 19-06-13, the JCRA designated Ramnarayana Properties, LLC ("Redeveloper") as redeveloper for the development of property located at Block 17505, Lots 10 and 11, commonly known by the street addresses of 307 Pine Street and 326-328 Johnston Avenue ("Property"); and

WHEREAS, on October 15, 2019, pursuant to Resolution No. 19-10-18, the JCRA extended the Redeveloper's designation pending the satisfactory negotiation of a Redevelopment Agreement; and

WHEREAS, the Property is located within the Morris Canal Study Area and is accordingly subject to the Morris Canal Redevelopment Plan ("Redevelopment Plan"); and

WHEREAS, the Redeveloper has made an application to the JCRA to enter into a Redevelopment Agreement relative to the Property for the development of a five (5) story, mixed-use building with mezzanine penthouses containing twenty (20) residential units (including two (2) affordable units), 1,862.5 square feet of retail/commercial space on the ground floor, and two (2) parking spots ("Project"); and

WHEREAS, the JCRA and the Redeveloper have engaged in negotiations and the JCRA has determined that the Project achieves the objectives of the Redevelopment Plan, and it is therefore in the JCRA's best interests to enter into a Redevelopment Agreement ("Redevelopment Agreement") with the Redeveloper for the Project; and

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

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

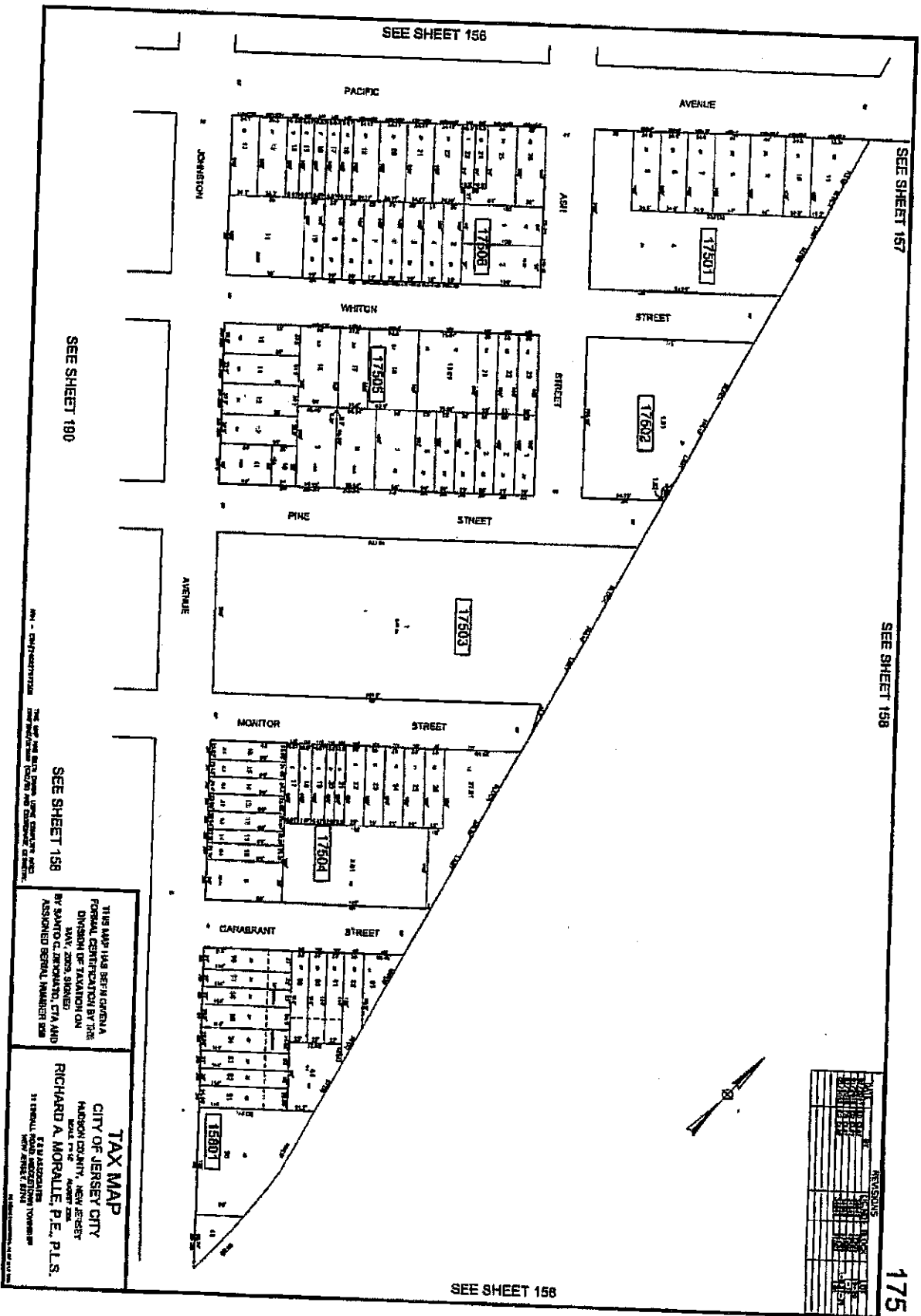
1. The above recitals are incorporated by reference as if fully set forth herein.
2. The JCRA hereby approves the Redevelopment Agreement with Ramnarayana Properties, LLC, in substantially the form as is on file with the Agency.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute the approved Redevelopment Agreement and any other associated documents necessary to effectuate the purposes of this Resolution subject only to review and approval of JCRA counsel.
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.
5. A copy of this Resolution shall be available for public inspection at the offices of the JCRA.
6. 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 Special Meeting held on November 18, 2019.

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



NO. 1 - CITY OF JERSEY CITY
THE MAP AND DATA HEREON ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT BY THE
CITY ENGINEER AND CITY CLERK, JERSEY CITY, NEW JERSEY.

SEE SHEET 158
THIS MAP WAS BEING PREPARED
FOR THE CITY OF JERSEY CITY
DIVISION OF TAXATION ON
MAY, 2003, SIGNED
BY JUANITO C. JERONIMO, CTA AND
ASSIGNED SERIAL NUMBER 1000

TAX MAP
CITY OF JERSEY CITY
Hudson County, New Jersey
Sole Title, Assessed
BY RICHARD A. MORALLE, P.E., P.L.S.
F.R. ASSOCIATES
31 EMMETT ROAD, NEWARK, NJ 07102

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 374 COMMUNIPAW SCHMITT PARTNERS, LLC WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 20003, LOTS 17, 18 AND 19 A/K/A 374-380 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, in accordance with the criteria set forth in the Act, the City of Jersey City (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, the Jersey City Redevelopment Agency (“**Agency**”) is an instrumentality of the City operating pursuant to the provisions of the Act, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, the certain properties identified on the City’s tax maps as Block 20003, Lots 17, 18 and 19 commonly known as 374-380 Communipaw Avenue (the “**Property**”) are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on August 20, 2019, by Resolution No. 19-08-20, the Agency designated 374 Communipaw Schmitt Partners, LLC 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 (the “**Redeveloper**”); and

WHEREAS, the Agency now wishes to authorize the execution of a redevelopment agreement with the Redeveloper (the “**Redevelopment Agreement**”) for the construction of a five (5) story mixed use project to contain ground floor parking for nine (9) spaces and 2,600 square feet of commercial space, forty (40) residential units, of which 5% will be affordable housing, and a roof deck on the remaining four (4) stories on the Property, the Redeveloper will also be maintaining the historic front façade of the structure on Lot 19 as requested by the Historic Preservation Commission, all of which will be in accordance with the permitted uses within the Redevelopment Plan.

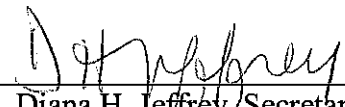
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

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

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

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

Section 4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

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

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

DATE	DESCRIPTION	AMOUNT	BALANCE
10/1	10/1		
10/2	10/2		
10/3	10/3		
10/4	10/4		
10/5	10/5		
10/6	10/6		
10/7	10/7		
10/8	10/8		
10/9	10/9		
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10/23	10/23		
10/24	10/24		
10/25	10/25		
10/26	10/26		
10/27	10/27		
10/28	10/28		
10/29	10/29		
10/30	10/30		
10/31	10/31		
TOTAL			

SEE SHEET 174

SEE SHEET 190

200



SEE SHEET 173

MANNING
AVE.

WOODWARD

STREET

LAFAYETTE

VAN - HORNE

STREET

Q. HALLADAY

STREET

PACIFIC

AVENUE

WHITON

STREET

SEE SHEET 203

SEE SHEET 189

SEE SHEET 201

SEE SHEET 202

TM
The McGraw-Hill Companies

TM
The McGraw-Hill Companies

TAX MAP
CITY OF JERSEY CITY
HESSEY COUNTY, NEW JERSEY
PANEL 17-37 APRIL 2003
RICHARD A. MORALE, P.E., P.L.S.
T & M ASSOCIATES
11 THOMALL ROAD, LITTLETON, COLORADO
NEW JERSEY, 07740

200

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT FOR THE RECEIPT OF \$1,054,270.03 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC FACILITIES FUNDS FOR THE CONSTRUCTION OF THE PAVILION AT BERRY LANE PARK IN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency is constructing a pavilion on the Park Site (the “**Pavilion**”); and

WHEREAS, the Agency received a letter from the Jersey City Department of Housing, Economic Development & Commerce – Division of Community Development dated September 19, 2019 notifying the Agency that the Agency has been recommended to receive Community Development Block Grant Public Facilities funds in the amount of \$1,054,270.03 for construction of the Pavilion; and

WHEREAS, the Agency seeks Board approval to accept the Community Development Block Grant Public Facilities funds, and authorize the execution of any necessary agreements in connection therewith,

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

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


Section 2. The Board of Commissioners hereby authorizes the Agency to accept the Community Development Block Grant Public Facilities funds in the amount of \$1,054,270.03 for construction of the Pavilion.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute grant agreement(s) in connection with the Community Development Block Grant Public Facilities funds and any and all other documents necessary to effectuate this resolution, in consultation with counsel.

Section 4. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the grant agreement(s) and this resolution.

Section 5. This resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES CONTRACT WITH GALLAGHER
BASSETT TECHNICAL SERVICES (GBTS) FOR LICENSED SITE
REMEDiation PROFESSIONAL SERVICES IN CONNECTION
WITH PROPERTY LOCATED AT BLOCK 27804, LOT 13 AND
BLOCK 28401, LOT 40 WITHIN THE MORRIS CANAL
GREENWAY IN THE CITY OF JERSEY CITY**

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

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

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

WHEREAS, the Agency requires the services of a Licensed Site Remediation Professional (“**LSRP**”) in connection with the preparation of a Remedial Action Workplan, Quality Assurance Project Plan and Remedial Action Report for a portion of the Morris Canal Greenway (the “**LSRP Services**”) from an experienced and qualified firm; and

WHEREAS, Gallagher Bassett Technical Services (GBTS) (“**LSRP**”) has prepared that certain proposal dated November 5, 2019, on file with the Agency (the “**Proposal**”), to perform the LSRP Services for an amount not to exceed Seventy One Thousand Four Hundred Dollars (\$71,400.00); and

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

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

WHEREAS, the Agency wishes to enter into a contract with, Gallagher Bassett Technical Services (GBTS) for the LSRP Services in accordance with the Proposal, for a term to expire either one (1) year after the effective date of the contract or upon completion of the LSRP Services, whichever is earlier, and for an amount not to exceed Seventy One Thousand Four Hundred Dollars (\$71,400.00), payable in accordance with Price Form and Fee Schedule set forth in the Proposal; and

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

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

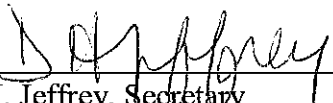
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a professional services agreement with Gallagher Bassett Technical Services (GBTS) to perform LSRP Services in accordance with the scope of work set forth in the Proposal, for an amount not to exceed Seventy One Thousand Four Hundred Dollars (\$71,400.00) and for a term to expire either one (1) year after the effective date of the contract or upon completion of the LSRP Services, whichever is earlier, all subject to the terms and conditions set forth in the Agency's form professional services agreement.

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

Section 4. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

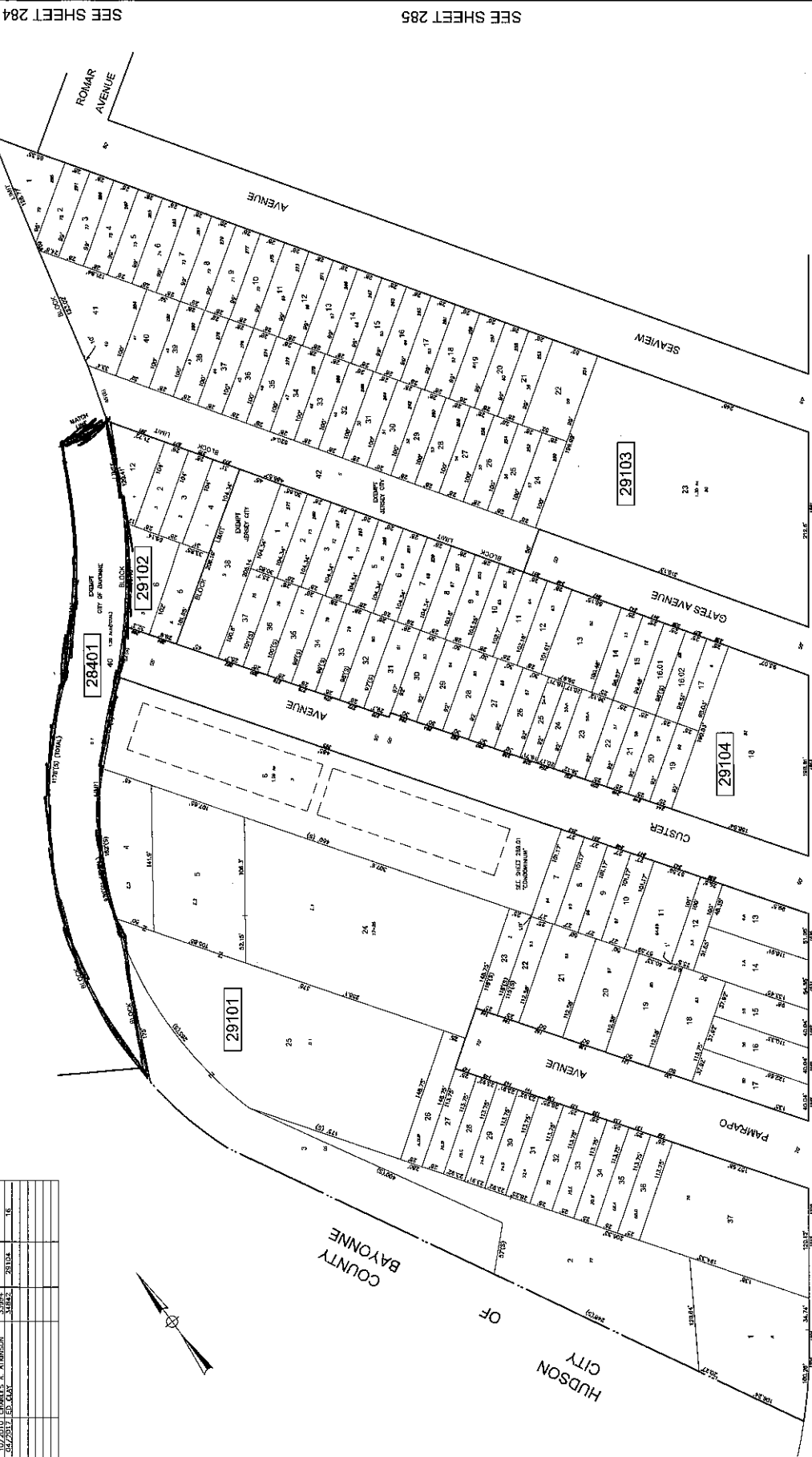
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene				✓
Darwin R. Ona				✓
Denise Ridley	✓			
Daniel Rivera				✓

REVISIONS			
DATE	BY	DESCRIPTION	LOT
04/25/17	CHAMBERS & ANDERSON	29104	16
04/25/17	CHAMBERS & ANDERSON	29104	16
04/25/17	CHAMBERS & ANDERSON	29104	16
04/25/17	CHAMBERS & ANDERSON	29104	16
04/25/17	CHAMBERS & ANDERSON	29104	16
04/25/17	CHAMBERS & ANDERSON	29104	16
04/25/17	CHAMBERS & ANDERSON	29104	16
04/25/17	CHAMBERS & ANDERSON	29104	16
04/25/17	CHAMBERS & ANDERSON	29104	16

SEE SHEET 290

SEE SHEET 284

291



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

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

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 7, 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

SEE SHEET 296

SEE SHEET 297

SEE SHEET 298

SEE SHEET 299

SEE SHEET 302

291

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ACCEPTANCE OF THE CONVEYANCE OF PROPERTIES OWNED BY THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 16901, LOT 17, BLOCK 22605, LOT 1 AND BLOCK 11401, LOT 13, MORE COMMONLY KNOWN AS 51 CRESCENT AVENUE, 336-340 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, RESPECTIVELY, WITHIN VARIOUS AREAS OF THE CITY

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

WHEREAS, by Ordinance 19-079, adopted on August 14, 2019, as amended by Ordinance 19-126 adopted on September 25, 2019 (the “**City Ordinance**”), the City authorized the conveyance of certain City-owned parcels identified as Block 16901, Lot 17, Block 22605, Lot 1 and Block 11401, Lot 13 on the official tax maps of the City, commonly known by the street addresses of 51 Crescent Avenue, 336-340 Martin Luther King Drive and 174 Newark Avenue, respectively (the “**Properties**”) to the Agency for the purpose of promoting redevelopment and accomplishing the objectives of the Redevelopment Law and applicable redevelopment plans; and

WHEREAS, the Redevelopment Law permits a redevelopment entity to acquire property in order to carry out and effectuate the purposes of the Redevelopment Law; and

WHEREAS, pursuant to the City Ordinance, the Properties shall be conveyed to the Agency for the nominal consideration of One Dollar (\$1.00); and

WHEREAS, pursuant to the City Ordinance, the Agency shall remit to the City the net proceeds of the future sale of the Properties as consideration for the initial sale of such Properties for nominal consideration,

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 Agency’s acceptance of title to the Properties from the City for the nominal consideration of One Dollar (\$1.00) is hereby authorized.

Section 3. 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 to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with counsel to the Agency, including acceptance of Deed(s) to the Properties.

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 Special Meeting held on November 18, 2019.

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

City Clerk File No. _____ Ord. 19-126

Agenda No. 3.11 1st Reading

Agenda No. 4.11. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-126
TITLE: AN ORDINANCE AMENDING ORDINANCE 19-079 TO CORRECT THE BLOCK, LOT AND ADDRESS OF THE PROPERTY CONVEYED TO THE JERSEY CITY REDEVELOPMENT AGENCY

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, on August 14, 2019, by virtue of the adoption of Ordinance 19-079, attached hereto as Exhibit "A", the Municipal Council authorized the conveyance of three parcels of property to the Jersey City Redevelopment Agency (JCRA); and

WHEREAS, Ordinance 19-079 mistakenly listed one of the properties intended to be conveyed to the JCRA, Block 22605, Lot 1, a/k/a 336-340 Martin Luther King Drive, as Block 22601, Lot 36 a/k/a 342 Martin Luther King Drive; and

WHEREAS, Ordinance 19-079 shall be amended to correct this error.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Ordinance 19-079 is hereby corrected to state that Block 22605, Lot 1 a/k/a 336-340 Martin Luther King Drive which was mistakenly listed as Block 22601, Lot 36 a/k/a 342 Martin Luther King Drive, is hereby conveyed to the Jersey City Redevelopment Agency.
2. The Mayor or Business Administrator is directed to execute a Deed and any other documents that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the transfer of the Properties to the Jersey City Redevelopment Agency in accordance with the above terms.
 - A. All ordinances and parts of ordinances inconsistent herewith, including but not limited to Ordinance 19-079, are hereby repealed.
 - B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This Ordinance shall take effect at the time and in the manner as provided by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted.

APPROVED AS TO LEGAL FORM

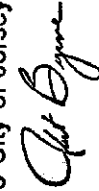

Corporation Counsel

APPROVED:


Business Administrator

Certification Required ☐

Not Required ☐

CERTIFIED to be a true copy of an
ORDINANCE adopted by the
Municipal Council of the City of Jersey
City at the meeting of  9-25-19
City Clerk

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 19-126
TITLE: 3.11 SEP 11 2019 4.11 SEP 25 2019

An ordinance amending Ordinance 19-079 to correct the Block Lot and Address of the property conveyed to the Jersey City Redevelopment Agency.

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 11 2019 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	ABSENT			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO		✓		ROBINSON	✓			LAVARRO, PRES.		✓	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 25 2019 7-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>SOLOMON</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	ABSENT			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY				YUN				RIVERA			
PRINZ-AREY				SOLOMON				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 25 2019 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO		✓		ROBINSON	ABSENT			LAVARRO, PRES.		✓	

✓ Indicates Vote

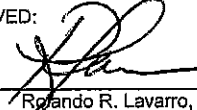
N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 11 2019
Adopted on second and final reading after hearing on SEP 25 2019

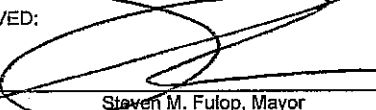
This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 25 2019


Robert Byrne, City Clerk

*Amendment(s):

APPROVED: 
Rolando R. Lavarro, Jr., Council President

Date SEP 25 2019

APPROVED: 
Steven M. Fulop, Mayor

Date OCT - 1 2019

Date to Mayor SEP 26 2019



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-079

TITLE: ORDINANCE AUTHORIZING THE CONVEYANCE OF BLOCK 16901, LOT 17, BLOCK 22601, LOT 36 AND BLOCK 11401, LOT 13, MORE COMMONLY KNOWN BY THE STREET ADDRESSES OF 51 CRESCENT AVENUE, 342 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, RESPECTIVELY, TO JERSEY CITY REDEVELOPMENT AGENCY

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City [City] is the owner of certain property located within Block 16901, Lot 17, Block 22601, Lot 36 and Block 11401, Lot 13, more commonly known by the street addresses of 51 Crescent Avenue, 342 Martin Luther King Drive and 174 Newark Avenue, respectively [Properties]; and

WHEREAS, it has been determined that the Properties are not needed for any municipal public purpose or use; and

WHEREAS, the City desires to convey the Properties to the Jersey City Redevelopment Agency [JCRA] for the purpose of promoting redevelopment and accomplishing the objectives of any applicable Redevelopment Plan; and

WHEREAS, in addition, under the Local Lands and Buildings Law, N.J.S.A. 40A:12-20, conveyance of land between governmental entities is permitted when the eventual public purpose is to promote redevelopment; and

WHEREAS, the Jersey City Redevelopment Agency has agreed to pay the City approximately \$1.00 (one dollar) for the Properties, based on currently proposed plans; and

WHEREAS, the Jersey City Redevelopment Agency shall remit the net proceeds of the sale of the Properties to the City as consideration for the initial sale of such Properties for nominal consideration; and

WHEREAS, in addition, the conveyances will also effectuate the redevelopment of the Properties in accordance with the terms of the various Redevelopment Plans and their return to the real estate tax rolls of the City of Jersey City; and

WHEREAS, the Jersey City Redevelopment Agency is authorized to acquire the Property from the City of Jersey City, pursuant to N.J.S.A. 40A:12A-8 and 22 and N.J.S.A. 40A:12-20; and

WHEREAS, the City of Jersey City is authorized to transfer Property to the Jersey City Redevelopment Agency with or without consideration pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 40A:12-13(b)(1).

CERTIFIED to be a true copy of an
ORDINANCE adopted by the
Municipal Council of the City of Jersey
City at the meeting of

Christa Byrne
8-14-19
City Clerk

ORDINANCE AUTHORIZING THE CONVEYANCE OF BLOCK 16901, LOT 17, BLOCK 22601, LOT 36 AND BLOCK 11401, LOT 13, MORE COMMONLY KNOWN BY THE STREET ADDRESSES OF 51 CRESCENT AVENUE, 342 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, RESPECTIVELY, TO JERSEY CITY REDEVELOPMENT AGENCY

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The conveyance to the Jersey City Redevelopment Agency of certain lands and buildings designated on Jersey City's Official Tax Assessment Map as Block 16901, Lot 17, Block 22601, Lot 36 and Block 11401, Lot 13, more commonly known by the street addresses of 51 Crescent Avenue, 342 Martin Luther King Drive and 174 Newark Avenue, respectively, for the purpose of promoting redevelopment, based upon currently proposed plans for approximately \$1.00 (one dollar), is hereby approved.
2. The Mayor or Business Administrator is directed to execute a Deed and any other documents that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the transfer of the Properties to the Jersey City Redevelopment Agency in accordance with the above terms.
 - A. All Ordinances and parts of Ordinances inconsistent herewith, are hereby repealed.
 - B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This Ordinance shall take effect at the time and in the manner as provided by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 19-079
TITLE: 3.10 JUL 17 2019 4.7 AUG 14 2019

Ordinance authorizing the conveyance of Block 16901, Lot 17, Block 22601, Lot 36 and Block 11401, Lot 13, more commonly known by the street address of 51 Crescent Avenue, 324 Martin Luther King Drive and 174 Newark Avenue, respectively, to Jersey City Redevelopment Agency.

RECORD OF COUNCIL VOTE ON INTRODUCTION <u>Jul 17 2019 8-1</u>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.		✓	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING <u>AUG 14 2019 8-0</u>											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>PRINZ-AREY</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	<u>ABSENT</u>			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER
JEANNE DALY
LAVERN WASHINGTON

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY				YUN				RIVERA			
PRINZ-AREY				SOLOMON				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE <u>AUG 14 2019 6-2</u>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN		✓		RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	<u>ABSENT</u>			ROBINSON	✓			LAVARRO, PRES.		✓	

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on Jul 17 2019
Adopted on second and final reading after hearing on AUG 14 2019

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on AUG 14 2019

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date AUG 14 2019

APPROVED:

Steven M. Fulop, Mayor
AUG 22 2019

Date

Date to Mayor AUG 15 2019

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES FOR VARIOUS AGENCY OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS

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

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

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

WHEREAS, on September 17, 2019, the Agency accepted bids for vacant lot clean-up and maintenance services (the “**Maintenance Services**”) in accordance with the LPCL; and

WHEREAS, on September 24, 2019, the Agency adopted Resolution No. 19-09-4 awarding a contract for performance of the Maintenance Services (the “**Contract**”) to the three (3) lowest bidders, 21 Contracting LLC (“**21 Contracting**”), Silagy Contracting LLC (“**Silagy**”) and Delfa Contracting LLC (“**Delfa**”), respectively; and

WHEREAS, the LPCL requires that the Agency award the Contract to the lowest and most responsible bidder; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-23.3*, 21 Contracting, the lowest and most responsible bidder, submitted to the Agency in writing a request for withdrawal of its bid due to a mistake on the part of 21 Contracting relating to a material feature of the bid, which the Agency intends to accept on November 18, 2019; and

WHEREAS, the Agency desires to re-authorize award of the Contract to the next lowest and most responsible bidder, Silagy, and to clarify Resolution No. 19-09-4 in that the lowest most responsible bidder shall be given first opportunity to perform the Maintenance Services, and the Agency reserves the right to utilize the next lowest bidder in the event the lowest bidder is unable or unwilling to perform the Maintenance Services or any portion thereof; and

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

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

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

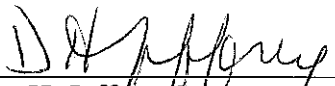
Section 2. The Board of Commissioners hereby authorizes the Executive Director to enter into a contract with Silagy for vacant lot clean-up and maintenance services payable at the rates set forth in Silagy's proposal, with a not to exceed amount of One Hundred Seven Thousand Two Hundred and Twenty Dollars (\$107,220.00), for a term of one (1) year commencing on October 1, 2019 and expiring on September 30, 2020.

Section 3. The Board of Commissioners hereby clarifies that the Agency shall give Silagy first opportunity to perform the Maintenance Services, provided that if Silagy is unable or unwilling to perform the Maintenance Services, or any portion thereof, the Agency is authorized to utilize the next lowest bidder, Delfa, and to enter into a contract with Delfa for the Maintenance Services payable at the rates set forth in Delfa's proposal, with a not to exceed amount of One Hundred Sixty-Seven Thousand One Hundred and Sixty Dollars (\$167,160.00).

Section 4. 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 5. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate this resolution, all in accordance with the LPCL.

Section 6. 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 Special Meeting of November 18, 2019.

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

2020 ADOPTED BUDGET RESOLUTION**Jersey City Redevelopment Agency**

(Name)

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

WHEREAS, the Annual Budget for the Jersey City Redevelopment Agency for the fiscal year beginning January 1, 2020 and ending, December 31, 2020 has been presented for adoption before the governing body of the Jersey City Redevelopment Agency at its open public meeting of November 18, 2019; and

WHEREAS, the Annual Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 6,305,000, Total Appropriations, including any Accumulated Deficit if any, 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

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Redevelopment Agency, at an open public meeting held on November 18, 2019 that the Annual Budget of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2020 and, ending, December 31, 2020 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

D. H. Jeffrey 11/18/19
(Secretary's Signature) (Date)

Governing Body	Recorded Vote			
Member:	Aye	Nay	Abstain	Absent
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Jones	✓			
Erma D. Greene				✓
Denise Ridley	✓			
Daniel Rivera				✓
Darwin R. Ona				✓

Authority Budget of:

Jersey City Redevelopment Agency

State Filing Year

2020

For the Period:

January 1, 2020

to

December 31, 2020

APPROVED COPY

www.thejcra.org

Authority Web Address

RECEIVED

2019 OCT 25 PM 12:10

LOCAL GOVT SERVICES



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: Paul D. Cwert CPA, RMA Date: 10/30/2019

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

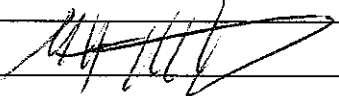
(Name)

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. Wielkottz		
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	mwielkottz@fwcc-cpa.com		

2020 (2020-2021) APPROVAL CERTIFICATION

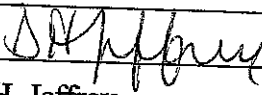
JERSEY CITY REDEVELOPMENT AGENCY (Name)

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 rd 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.

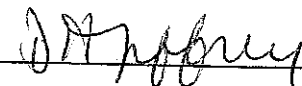
Name of Officer Certifying compliance

Diana H. Jeffrey

Title of Officer Certifying compliance

Executive Director

Signature



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

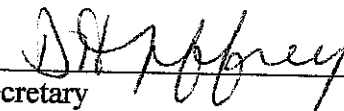
WHEREAS, there are no anticipated capital projects, therefore no Capital Budget is presented; and

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 it meeting of October 15, 2019.

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

2020 (2020-2021) ADOPTION CERTIFICATION

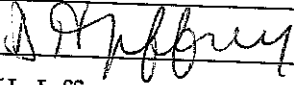
JERSEY CITY REDEVELOPMENT AGENCY

(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 rd Floor Jersey City, NJ 07302		
Phone Number:	(201)-761-0821	Fax Number:	(201)-761-0831
E-mail address	DJeffrey@jcnj.org		

2020 ADOPTED BUDGET RESOLUTION

Jersey City Redevelopment Agency

(Name)

AUTHORITY

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

WHEREAS, the Annual Budget for the Jersey City Redevelopment Agency for the fiscal year beginning January 1, 2020 and ending, December 31, 2020 has been presented for adoption before the governing body of the Jersey City Redevelopment Agency at its open public meeting of November 18, 2019; and

WHEREAS, the Annual Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 6,305,000, Total Appropriations, including any Accumulated Deficit if any, 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

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Redevelopment Agency, at an open public meeting held on November 18, 2019 that the Annual Budget of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2020 and, ending, December 31, 2020 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

(Secretary's Signature)

(Date)

Governing Body

Recorded Vote

Member:

Aye

Nay

Abstain

Absent

Donald R. Brown
Douglas Carlucci
Evelyn Jones
Erma D. Greene
Denise Ridley
Daniel Rivera
Darwin R. Ona

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 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.

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

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

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

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

Name of Auditor:	Mauricio Canto		
Name of Firm:	Donohue, Gironda, Doria & Tomkins, LLC		
Address:	310 Broadway		
City, State, Zip:	Bayonne	NJ	07002
Phone: (ext.)	201-437-9000	Fax:	201-437-1432
E-mail:	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

TOTAL	\$3,038.52
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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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TOTAL	\$3,468.96
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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 D	Average Hours per Week Dedicated to Positions at Other Public Entities Listed in Column D	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	\$	\$	\$	\$ 150,720	None	None	5	\$	\$	\$ 150,720
2. Christopher Fiore	Asst. Exec. Director	40	x					127,437	0	0	0	127,437	Commissioner	Commissioner	5	0	0	127,437
3. Mary Pat Noonan	Project Manager	40	x					116,115	0	0	0	116,115	None	None	0	0	0	116,115
4. Elizabeth Garcia	Supervising Fiscal Officer	40	x					90,000	0	0	0	90,000	None	None	0	0	0	90,000
5. Benjamin Deltale	Director of Development	40				x		108,553	0	0	0	108,553	None	None	0	0	0	108,553
6. Daniel Rivera	Chairman	5 x						0	0	0	0	0	0	0	0	0	0	0
7. Denise Ridley	Commissioner	5 x						0	0	0	0	0	0	0	0	0	0	0
8. Douglas Carlucci	Commissioner	5 x						0	0	0	0	0	0	0	0	0	0	0
9. Darwin Ona	Commissioner	5 x						0	0	0	0	0	0	0	0	0	0	0
10. Evelyn Jones	Vice Chair	5 x						0	0	0	0	0	0	0	0	0	0	0
11. Erma D. Greene	Commissioner	5 x						0	0	0	0	0	0	0	0	0	0	0
12. Donald R. Brown	Commissioner	5 x						0	0	0	0	0	0	0	0	0	0	0
13.								0	0	0	0	0	0	0	0	0	0	0
14.								0	0	0	0	0	0	0	0	0	0	0
15.								0	0	0	0	0	0	0	0	0	0	0
Total:								\$ 592,825	\$	\$	\$ 90,082	\$ 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

Schedule of Health Benefits - Detailed Cost Analysis

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

If Not Applicable X this box Below

Annual Cost													
	# of Covered Members (Medical & Rx)	Proposed Budget	Estimate per Employee Proposed Budget	# of Covered Members (Medical & Rx)	Current Year	Annual Cost per Employee Current Year	Total Prior year Year Cost	\$ Increase (Decrease)	% Increase (Decrease)				
Active Employees - Health Benefits - Annual Cost													
Single Coverage	7	\$	12,449	\$	87,140	8	\$	12,086	\$	96,688	\$ (9,548)	-9.9%	
Parent & Child	2		22,283		44,566	2		21,634		43,268		1,298	3.0%
Employee & Spouse (or Partner)	1		22,283		22,283	0		21,634		-		22,283	#DIV/0!
Family	2		34,732		69,463	2		33,720		67,440		2,023	3.0%
Employee Cost Sharing Contribution (enter as negative -)					(64,626)					(60,398)		(4,228)	7.0%
Subtotal	12				158,827	12				146,998		11,828	8.0%
Commissioners - Health Benefits - Annual Cost													
Single Coverage	0		-		-	0		-		-		-	#DIV/0!
Parent & Child	0		-		-	0		-		-		-	#DIV/0!
Employee & Spouse (or Partner)	0		-		-	0		-		-		-	#DIV/0!
Family	0		-		-	0		-		-		-	#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)													#DIV/0!
Subtotal	0				-	0				-		-	#DIV/0!
Retirees - Health Benefits - Annual Cost													
Single Coverage	0		-		-	0		-		-		-	#DIV/0!
Parent & Child	0		-		-	0		-		-		-	#DIV/0!
Employee & Spouse (or Partner)	1		8,392		8,392	1		7,992		7,992		400	5.0%
Family	0		-		-	0		-		-		-	#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)													#DIV/0!
Subtotal	1				8,392	1				7,992		400	5.0%
GRAND TOTAL													
	13				\$ 167,218	13				\$ 154,990		\$ 12,228	7.9%

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)
Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Yes	Yes or No
Yes	Yes or No

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

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 Fiore	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	
Total liability for accumulated compensated absences at beginning of current year		\$ 416,340			

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

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

For the Period	January 1, 2020
If No Shared Services X this Box	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	
	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations	All Operations	All Operations
REVENUES									
Total Operating Revenues	\$ 6,055,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000	\$ 3,855,000	175.2%
Total Non-Operating Revenues	250,000	-	-	-	-	-	125,000	125,000	100.0%
Total Anticipated Revenues	6,305,000	-	-	-	-	-	2,325,000	3,980,000	171.2%
APPROPRIATIONS									
Total Administration	2,521,500	-	-	-	-	-	2,575,000	(53,500)	-2.1%
Total Cost of Providing Services	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	-	-	-	-	-	3,075,000	3,446,500	112.1%
Total Interest Payments on Debt	350,000	-	-	-	-	-	-	350,000	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	350,000	-	-	-	-	-	-	350,000	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	6,871,500	-	-	-	-	-	3,075,000	3,796,500	123.5%
Less: Total Unrestricted Net Position Utilized	566,500	-	-	-	-	-	750,000	(183,500)	-24.5%
Net Total Appropriations	6,305,000	-	-	-	-	-	2,325,000	3,980,000	171.2%
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

Jersey City Redevelopment Agency

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

F-2

Prior Year Adopted Revenue Schedule

Jersey City Redevelopment Agency

FY 2019 Adopted Budget							Total All
	Redevelopment	N/A	N/A	N/A	N/A	N/A	Operations
OPERATING REVENUES							
<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
NON-OPERATING REVENUES							
<i>Other Non-Operating Revenues (List)</i>							
Type in							-
Type in							-
Type in							-
Type in							-
Type in							-
Other Non-Operating Revenues	-	-	-	-	-	-	-
<i>Interest on Investments & Deposits</i>							
Interest Earned	125,000						125,000
Penalties							-
Other							-
Total Interest	125,000	-	-	-	-	-	125,000
Total Non-Operating Revenues	125,000	-	-	-	-	-	125,000
TOTAL ANTICIPATED REVENUES	\$ 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	All Operations
OPERATING APPROPRIATIONS										
<i>Administration - Personnel</i>										
Salary & Wages	\$ 1,300,000						\$ 1,300,000	\$ 1,300,000	\$ -	0.0%
Fringe Benefits	425,000						425,000	532,000	(107,000)	-20.1%
Total Administration - Personnel	1,725,000	-	-	-	-	-	1,725,000	1,832,000	(107,000)	-5.8%
<i>Administration - Other (List)</i>										
Rent & Occupancy	220,000						220,000	204,500	15,500	7.6%
Office Expenses	42,500						42,500	39,500	3,000	7.6%
Professional & Legal	325,000						325,000	300,000	25,000	8.3%
Insurance	175,000						175,000	168,000	7,000	4.2%
Miscellaneous Administration*	34,000						34,000	31,000	3,000	9.7%
Total Administration - Other	796,500	-	-	-	-	-	796,500	743,000	53,500	7.2%
Total Administration	2,521,500	-	-	-	-	-	2,521,500	2,575,000	(53,500)	-2.1%
<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	700.0%
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	700.0%
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%
NON-OPERATING APPROPRIATIONS										
Total Interest Payments on Debt	350,000	-	-	-	-	-	350,000	-	350,000	#DIV/0!
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	#DIV/0!
TOTAL APPROPRIATIONS	6,871,500	-	-	-	-	-	6,871,500	3,075,000	3,796,500	123.5%
ACCUMULATED DEFICIT							-	-	-	#DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	6,871,500	-	-	-	-	-	6,871,500	3,075,000	3,796,500	123.5%
UNRESTRICTED NET POSITION UTILIZED										
Municipality/County Appropriation							-	-	-	#DIV/0!
Other	566,500						566,500	750,000	(183,500)	-24.5%
Total Unrestricted Net Position Utilized	566,500	-	-	-	-	-	566,500	750,000	(183,500)	-24.5%
TOTAL NET APPROPRIATIONS	\$ 6,305,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,305,000	\$ 2,325,000	\$ 3,980,000	171.2%

* 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.

[illegible]

Prior Year Adopted Appropriations Schedule

Jersey City Redevelopment Agency

FY 2019 Adopted Budget							Total All Operations
	Redevelopment	N/A	N/A	N/A	N/A	N/A	
OPERATING APPROPRIATIONS							
<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
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	-	-	-	-	-	-	-
Operations & Maintenance Reserve							-
Renewal & Replacement Reserve							-
Municipality/County Appropriation							-
Other Reserves							-
Total Non-Operating Appropriations	-	-	-	-	-	-	-
TOTAL APPROPRIATIONS	3,075,000	-	-	-	-	-	3,075,000
ACCUMULATED DEFICIT							-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	3,075,000	-	-	-	-	-	3,075,000
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation	-	-	-	-	-	-	-
Other	750,000						750,000
Total Unrestricted Net Position Utilized	750,000	-	-	-	-	-	750,000
TOTAL NET APPROPRIATIONS	\$ 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

1000

	Adopted Budget Year 2019	Proposed Budget Year 2020	2021	2022	2023	2024	2025	Thereafter	Total Principal Outstanding
Redevelopment									
Pathside Project - Bond Anticipation Note	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
Total Principal	-	-							
N/A									
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
Total Principal	-	-							
N/A									
Type in Issue Name									
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Total Principal	-	-							
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Total Principal	-	-							
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Total Principal	-	-							
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Total Principal	-	-							
N/A									
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
Total Principal	-	-							
N/A									
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
Total Principal	-	-							
N/A									
Type in Issue Name									

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

Bond Rating	Moody's	Fitch	Standard & Poor's
Year of Last Rating	MIG-1		
	2019		

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
TOTAL NET POSITION BEGINNING OF LATEST AUDIT REPORT YEAR(1)	\$ 73,815,114						\$ 73,815,114
Less: Invested in Capital Assets, Net of Related Debt (1)	68,850,384						68,850,384
Less: Restricted for Debt Service Reserve (1)							-
Less: Other Restricted Net Position (1)							-
Total Unrestricted Net Position (1)	4,964,730	-	-	-	-	-	4,964,730
Less: Designated for Non-Operating Improvements & Repairs							-
Less: Designated for Rate Stabilization							-
Less: Other Designated by Resolution							-
Plus: Accrued Unfunded Pension Liability (1)	2,610,881						2,610,881
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	451,270						451,270
Plus: Estimated Income (Loss) on Current Year Operations (2)							-
Plus: Other Adjustments (attach schedule)							-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	8,026,881	-	-	-	-	-	8,026,881
Unrestricted Net Position Utilized to Balance Proposed Budget	566,500	-	-	-	-	-	566,500
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	566,500	-	-	-	-	-	566,500
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR							
Last Issued Audit Report (4)	\$ 7,460,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,460,381

(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

\$ 326,075 \$ - \$ - \$ - \$ - \$ - \$ - \$ 326,075

(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

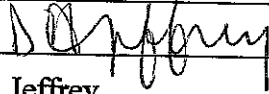
☐ enter X to the left if this paragraph is applicable

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

☒ 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 rd 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.

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	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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	-	-	-	-	-	-	-
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

		<i>Funding Sources</i>				
		Renewal &				
		Unrestricted Net	Replacement	Debt	Capital Grants	Other Sources
		Position Utilized	Reserve	Authorization		
Estimated Total	Cost					
<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	-					
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Total	-	-	-	-	-	-
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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 ACCEPTING THE
ANNUAL REPORT OF AUDIT FOR 2018**

WHEREAS, the Local Authorities Fiscal Control Law, specifically, *N.J.S.A. 40A:5A-15*, requires that each local authority make an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit of the Jersey City Redevelopment Agency (the "**Agency**") for the year 2018 has been filed by a Registered Municipal Accountant with the Secretary of the Agency as required by law, and a copy has been received by each member of the Agency's Board of Commissioners; and

WHEREAS, in accordance with *N.J.S.A. 40A:5A-17* and regulations of the Local Finance Board in the Division of Local Government Services, Department of Community Affairs, the Board of Commissioners must enact a resolution certifying to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed the annual audit report, and specifically the sections of the audit report entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations, and must also execute an affidavit with respect thereto,

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

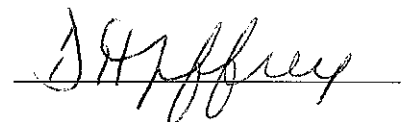
Section 1. The recitals above are hereby incorporated herein as if set forth at length.

Section 2. The Annual Report of Audit for the year 2018 is hereby accepted.

Section 3. The Agency hereby affirms that the members of the Agency's Board of Commissioners have reviewed the Annual Report of Audit, and specifically the sections of the audit report entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations.

Section 4. The Secretary of the Agency is hereby authorized and directed to submit a certified copy of this Resolution and the required affidavit to the Division of Local Government Services of the State of New Jersey.

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 November 18, 2019.

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

**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL
AUDIT
GROUP AFFIDAVIT FORM**

STATE OF NEW JERSEY
COUNTY OF HUDSON

We, the members of the Board of Commissioners of the Jersey City Redevelopment Agency, in the City of Jersey City and the County of Hudson, being duly sworn according to law, upon our oath depose and say:

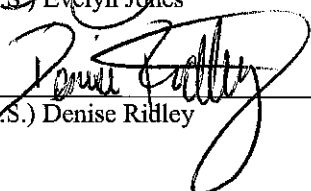
1. We are duly appointed members of the Board of Commissioners of the Jersey City Redevelopment Agency in the City of Jersey City and the County of Hudson;
2. In the performance of our duties, and in accordance with N.J.S.A. 40A:5A-15 and N.J.S.A. 40A:5-17 we have familiarized ourselves with the contents of the Annual Report of Audit filed with the Secretary of the Agency for the year 2018;
3. We certify that we have personally reviewed and are familiar with, at a minimum, the sections of the Annual Report of Audit entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations.


(L.S.) Donald R. Brown


(L.S.) Douglas Carlucci


(L.S.) Evelyn Jones

(L.S.) Erma D. Greene


(L.S.) Denise Ridley

(L.S.) Darwin R. Ona

(L.S.) Daniel Rivera

Sworn to and subscribed before me this
_____ day of _____, 2019.
Notary Public of New Jersey

The Secretary of the Jersey City Redevelopment Agency shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

**JERSEY CITY REDEVELOPMENT AGENCY
2018 ANNUAL AUDIT
CORRECTIVE ACTION PLAN**

1. Recommendation

Escrow balances are not being maintained in accordance with the applicable requirements of N.J.S.A. 40:55D, "Municipal Land Use Law."

Condition/Corrective Action

The Agency's escrow balance internal control procedures were not operating effectively due to a lack of oversight by the external Chief Finance Officer during the majority of the 2018 calendar year. The Agency chose to replace this external Chief Financial Officer during September of 2018. At that time the control procedures around escrow balances began to be redesigned which has remediated this issue moving forward. Due to the amount of developer escrow accounts at the Agency, this issue was not able to be completely remediated by December of 2018. The Agency has, and will continue to investigate these balances and correct them as necessary moving forward.

JERSEY CITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Jersey City)

FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

WITH INDEPENDENT AUDITOR'S REPORT

JERSEY CITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Jersey City)
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FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

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(A Component Unit of the City of Jersey City)
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INTRODUCTORY SECTION

JERSEY CITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Jersey City)
ROSTER OF OFFICIALS

DECEMBER 31, 2018

All commissioners are appointed by the Mayor with the advice and consent of the members of the Council of the City of Jersey City to a five year term. Officers are elected by the commissioners for a one year term. The following individuals held office as of December 31, 2018:

<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
Hon. Rolando R. Lavarro, Jr.	Chairman	06/30/18*
Evelyn Farmer	Vice Chair	06/30/19
Daniel Rivera	Commissioner	06/30/18*
Donald R. Brown	Commissioner	06/30/20
Douglas Carlucci	Commissioner	06/30/20
Erma D. Greene	Commissioner	06/30/21
Darwin R. Ona	Commissioner	06/30/22

* Held Over

Other Officials

Diana H. Jeffrey	Executive Director
Christopher Fiore	Assistant Executive Director
Benjamin Delisle	Director of Development

FINANCIAL SECTION

DONOHUE, GIRONDA, DORIA & TOMKINS, LLC

Certified Public Accountants

Robert A. Gironda, CPA
Robert G. Doria, CPA (N.J. & N.Y.)
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Linda P. Kish, CPA, RMA
Mark W. Bednarz, CPA, RMA
Jason R. Gironda, CPA
Mauricio Canto, CPA, RMA

INDEPENDENT AUDITOR'S REPORT

Honorable Chairman and
Members of the Board of Commissioners
Jersey City Redevelopment Agency
Jersey City, New Jersey

Report on the Financial Statements

We have audited the accompanying financial statements of the Jersey City Redevelopment Agency (the "Agency"), a component unit of the City of Jersey City, New Jersey as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Agency's financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the audit requirements prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey (the "Division") and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency, as of December 31, 2018, and the changes in its net position and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matter

Adoption of New Accounting Pronouncements

As discussed in Note 1, in 2018 the Agency adopted GASB Statement No. 75 *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. Our opinion is not modified with respect to this matter.

Other Matters

Prior Period Financial Statements

The financial statements of the Agency for the year ended December 31, 2017 were audited by other auditors whose report dated August 15, 2018 expressed an unmodified opinion on those statements. An emphasis-of-matter was expressed on prior period restatement and adjustment, whereby certain prior year balances were restated by the Agency in order to conform to updated accounting pronouncements, resulting in a prior period adjustment to unrestricted net assets, which was recognized during 2017. An emphasis-of-matter was also expressed on the application of GASB Statement No. 72, Fair Value Measurements and Application, that resulted in a material unrealized gain on revaluation of capitals assets.

Prior Period Adjustments and Restated Financial Statements

As part of our audit of the 2018 financial statement, we also audited the adjustment described in Note 13 that was applied to restate the 2017 financial statements. In our opinion, such adjustment is appropriate and has been properly applied. We were not engaged to audit, review, or apply any procedures to the 2017 financial statements of the Agency other than with respect to the adjustment, and accordingly, we do not express an opinion or any other form of assurance on the 2017 financial statements as a whole. As an emphasis-of-matter on such adjustment, prior periods' developers escrow was adjusted with a material prior period adjustment to net position reported on the statement of revenues, expenses and changes in net position. Our opinion on such adjustments is not modified with respect to this matter.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension, and other post-retirement benefit information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The supplementary information is presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying schedules of expenditures of federal awards and state financial assistance are presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*; and New Jersey OMB Circular 15-08, *Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid*, respectively, and are also not required parts of the basic financial statements.

The budgetary comparison schedule and the schedules of expenditures of federal awards and state financial assistance are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison schedule and the schedules of expenditures of federal awards and state financial assistance are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 6, 2019, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.



DONOHUE, GIRONDA, DORIA & TOMKINS, LLC
Certified Public Accountants

Bayonne, New Jersey
November 6, 2019,

**REQUIRED SUPPLEMENTARY INFORMATION -
MANAGEMENT'S DISCUSSION AND ANALYSIS**

JERSEY CITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Jersey City)
MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

This section of the annual financial statements of the Jersey City Redevelopment Agency (the "Agency"), a component-unit of the City of Jersey City, New Jersey (the "City"), presents Management's Discussion and Analysis of the activities and financial performance of the Agency for the years ended December 31, 2018, 2017, and 2016. The intent of this discussion and analysis is to look at the Agency's financial performance as a whole. Please read it in conjunction with the Agency's financial statements and accompanying notes.

2018 FINANCIAL HIGHLIGHTS

Cash and investments decreased by \$5,064,283 (19.69%) to \$20,651,986 in 2018 from \$25,716,269 in 2017 and total current assets decreased by \$5,126,705 (17.26%) to \$24,574,485 in 2018 from \$29,701,190 in 2017.

Bond anticipation notes increased by \$10,000,000 to \$10,000,000 in 2018 from \$0 in 2017.

Other liabilities increased by \$1,172,207 (24.93%) to \$5,874,309 in 2018 from \$4,702,102 in 2017.

Operating revenues decreased by \$493,931 (12.27%) to \$3,533,151 in 2018 from \$4,027,082 in 2017.

Operating expenses increased by \$2,279,768 (44.31%) to \$7,424,496 in 2018 from \$5,144,728 in 2017.

Loss from operations increased by \$2,773,699 (248.17%) to \$3,891,345 in 2018 from \$1,117,646 in 2017 and the change in net position amounted to a decrease of (\$3,760,196) in 2018 compared to an increase of \$1,946,652 in 2017.

2017 FINANCIAL HIGHLIGHTS

Cash and investments increased by \$3,352,222 (14.99%) to \$25,716,269 in 2017 from \$22,364,047 in 2016 and total current assets increased by \$3,784,934 (14.60%) to \$29,701,190 in 2017 from \$25,916,256 in 2016.

Other liabilities decreased by \$1,007,565 (17.65%) to \$4,702,102 in 2017 from \$5,709,667 in 2016.

Operating revenues decreased by \$207,495 (4.90%) to \$4,027,082 in 2017 from \$4,234,577 in 2016.

Operating expenses increased by \$92,606 (1.83%) to \$5,144,728 in 2017 from \$5,052,122 in 2016.

Loss from operations increased by \$300,101 (36.71%) to \$1,117,646 in 2017 from \$817,545 in 2016 and the change in net position amounted to an increase of \$1,946,652 in 2017 compared to an increase of \$5,057,226 in 2016.

**JERSEY CITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Jersey City)
MANAGEMENT'S DISCUSSION AND ANALYSIS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

OVERVIEW OF THE FINANCIAL STATEMENTS

The Agency is a self-supporting entity and follows enterprise fund reporting. The Agency's financial statements are presented using the economic resources measurement focus and the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Enterprise fund statements reflect short and long-term financial information about the activities and operations of the Agency. These statements are presented in a manner similar to a private business. While detailed sub-fund information is not presented, separate accounts are maintained for each program and certain restricted funds or accounts have been established as required by bond resolutions and agreements. The statement of net position provides information about the nature and amount of investments in resources (assets) and the obligations to Agency creditors (liabilities).

The statement of revenues, expenses and changes in net position, which accounts for all the current year's revenue and expenses, measures the success of the Agency's operations over the past and can be used to determine how the Agency has funded its costs.

The statement of cash flows provides information about the Agency's cash receipts, cash payments, and changes in cash resulting from operating, investing, and financing activities.

The notes to financial statements provide information that is essential to understanding the basic financial statements, such as the Agency's accounting methods and policies. The notes to financial statements also provide information on contractual obligations, future commitments, contingencies, and other events that could materially affect the Agency's financial position.

JERSEY CITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Jersey City)
MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

FINANCIAL ANALYSIS OF THE AGENCY

Financial Position. The following table summarizes the assets, liabilities, and net position as of December 31, 2018, 2017, and 2016:

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Current assets	\$ 25,559,505	\$ 29,701,190	\$ 25,916,256
Capital assets	68,850,384	65,714,434	35,800,897
Non-current assets:			
Mortgage loans receivable	2,423,213	4,712,824	4,085,981
Accrued interest - mortgage loans receivable	30,836	10,213	1,462
Accounts receivable - property held for redevelopment	1,750,000	1,750,000	3,500,000
Total assets	<u>98,613,938</u>	<u>101,888,661</u>	<u>69,304,596</u>
Deferred outflows from resources	<u>3,920,361</u>	<u>981,912</u>	<u>1,418,213</u>
Current liabilities (excluding note and loan payable)	11,003,129	19,808,717	23,613,073
Bond anticipation note payable	10,000,000	-	-
Inter-agency loan payable	317,204	317,204	317,204
Compensated absences liability	416,340	281,206	359,446
Judgement payable	-	1,450,000	1,450,000
Net pension liability	2,720,429	2,653,692	3,583,017
Net other post-employment benefit liability	2,420,336	-	-
Total liabilities	<u>26,877,438</u>	<u>24,510,819</u>	<u>29,322,740</u>
Deferred inflows of resources	<u>1,841,747</u>	<u>805,066</u>	<u>202,404</u>
Net position:			
Net investment in capital assets	68,850,384	65,714,434	35,800,897
Unrestricted	4,964,730	11,840,254	5,396,768
Total net position	<u>\$ 73,815,114</u>	<u>\$ 77,554,688</u>	<u>\$ 41,197,665</u>

The Agency's substantial changes in net position resulted mainly from (a) the adoption of GASB Statement No. 68 in 2015 where the Agency has recognized its proportionate share of its collective net pension liability; (b) the adoption of GASB Statement No. 72 in 2017 where the Agency recognized an unrealized gain on the revaluation of fixed assets; and (c) the adoption of GASB Statement No. 75 in 2018 where the Agency recognized its proportionate share of net other post-employment benefit (OPEB) liability and deferred inflows and outflows of OPEB liability resources.

JERSEY CITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Jersey City)
MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

FINANCIAL ANALYSIS OF THE AGENCY (Continued)

Results of Operations. The following table summarizes the revenues, expenses and changes in net position for the years ended December 31, 2018, 2017, and 2016:

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Operating revenues	\$ 3,533,151	\$ 4,027,082	\$ 4,234,577
Operating expenses	7,424,496	5,144,728	5,052,122
(Loss) from operations	(3,891,345)	(1,117,646)	(817,545)
Non-operating revenues (expenses) - net	151,771	3,064,298	5,874,771
Change in net position	(3,739,574)	1,946,652	5,057,226
Net position, January 1	77,554,688	41,197,665	36,140,439
Unrealized gain on revaluation of fixed assets	-	32,085,341	-
Prior year adjustments	-	2,325,030	-
Net position, December 31	<u>\$ 73,815,114</u>	<u>77,554,688</u>	<u>\$ 41,197,665</u>

As previously noted, the Agency adopted GASB Statement No. 75 in 2018, where the Agency recognized its proportionate share of net other post-employment benefit (OPEB) liability and deferred inflows and outflows of OPEB liability resources. The Agency adopted GASB Statement No. 72 in 2017, where the Agency recognized an unrealized gain on the revaluation of fixed assets.

CAPITAL ASSETS AND DEBT ADMINISTRATION

The Agency's investment in capital assets, which consist of property held for redevelopment, construction in progress, buildings and improvements, and vehicles and equipment, amounted to \$72,827,893, \$69,272,260, and \$39,114,491 at December 31, 2018, 2017, and 2016, respectively. Accumulated depreciation amounted to \$3,977,509, \$3,557,826 and \$3,313,594 at those respective dates.

The Agency adopted GASB Statement No. 72 in 2017, where the Agency updated the value of its individual properties to fair value and recognized an unrealized gain on the revaluation of fixed assets of \$32,085,341.

The Agency issued its \$10,000,000 tax-exempt, City-guaranteed, Project Note Series 2018 in 2018 to finance the acquisition and improvement of an approximately 58,000 square foot building in the City of Jersey City known as the Pathside Redevelopment Project.

JERSEY CITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Jersey City)
MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

BUDGETARY HIGHLIGHTS

The State of New Jersey requires local authorities to prepare and adopt annual budgets in accordance with the Local Authorities Fiscal Control Law and regulations adopted by the Local Finance Board pursuant to this statute and codified as N.J.A.C. 5:31-1 et seq. The statutory budget was designed to demonstrate to the Bureau of Authority Regulation of the Division of Local Government Services that the cash flows of the Authority for the coming year will be sufficient to cover operating expenses, interest accruing on bonded indebtedness and cash payments of maturing bond and loan principal.

The following table summarizes the budget versus actual for the year ended December 31, 2018:

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Operating revenues	\$ 8,350,000	\$ 4,080,303	\$ 4,269,697
Non-operating expenses	50,000	444,658	(394,658)
Total revenues	8,400,000	4,524,961	3,875,039
Appropriations:			
Operating appropriations			
Administration	2,600,000	2,553,620	46,380
Cost of providing services	6,700,000	4,740,359	1,959,641
Non-operating appropriations	-	175,000	(175,000)
Total appropriations	9,300,000	7,468,979	1,831,021
Less: unrestricted net position utilized	(900,000)	(900,000)	-
Net total appropriations	8,400,000	6,568,979	1,831,021
Total surplus (deficit)	\$ -	\$ (2,044,018)	\$ 2,044,018

CONTACTING THE AGENCY'S MANAGEMENT

This financial report is designed to provide the City of Jersey City residents and taxpayers, and the Agency's customers, investors and creditors, with a general overview of the Agency's finances and to demonstrate the Agency's accountability for the appropriations and grants it receives. If you have questions about this report or need additional financial information, please contact the Agency's Executive Director at 66 York Street, Floor 2, Jersey City, New Jersey 07302, or visit the Agency's website at: www.jcra.org.

BASIC FINANCIAL STATEMENTS

**JERSEY CITY REDEVELOPMENT AGENCY
STATEMENTS OF NET POSITION**

DECEMBER 31, 2018 AND 2017

	2018	<i>Restated</i> 2017
ASSETS		
Current assets:		
Unrestricted assets:		
Cash and cash equivalents	\$ 18,736,626	\$ 20,221,755
Accounts receivable	194,632	148,861
Current portion of mortgage receivable	985,020	525,034
Less: allowance for doubtful accounts	(250,000)	(250,000)
Total unrestricted current assets	<u>19,666,278</u>	<u>20,645,650</u>
Restricted assets:		
Restricted cash and cash equivalents	1,915,360	5,494,514
Grants receivable	2,295,322	2,426,996
Developers escrow	1,682,545	1,134,030
Total restricted assets	<u>5,893,227</u>	<u>9,055,540</u>
Total current assets	<u>25,559,505</u>	<u>29,701,190</u>
Capital assets, net:		
Non-depreciable:		
Property held for redevelopment	49,654,775	46,144,142
Depreciable, net:		
Buildings and improvements	23,092,400	23,047,400
Vehicles and equipment	80,718	80,718
Less: accumulated depreciation	(3,977,509)	(3,557,826)
Total depreciable, net	<u>19,195,609</u>	<u>19,570,292</u>
Total capital assets, net	<u>68,850,384</u>	<u>65,714,434</u>
Other noncurrent assets:		
Mortgage loans receivable	2,423,213	4,712,824
Accrued interest - mortgage loans receivable	30,836	10,213
Accounts receivable - property held for redevelopment	<u>1,750,000</u>	<u>1,750,000</u>
Total other noncurrent assets	<u>4,204,049</u>	<u>6,473,037</u>
Total assets	<u>98,613,938</u>	<u>101,888,661</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred pension liability outflows	1,209,162	981,912
Deferred other post-employment benefits liability outflows	2,711,199	-
Total deferred outflows of resources	<u>3,920,361</u>	<u>981,912</u>

**JERSEY CITY REDEVELOPMENT AGENCY
STATEMENTS OF NET POSITION**

DECEMBER 31, 2018 AND 2017

	<u>2018</u>	<u>Restated 2017</u>
LIABILITIES		
Current liabilities:		
Payable from unrestricted assets:		
Accounts payable	\$ 720,178	\$ 260,631
Payroll liabilities	27,217	5,309
Redeveloper contracts payable	115,055	115,055
Due to the City of Jersey City	14,705	7,488,912
Accrued interest payable	175,000	-
Bond anticipation note payable	10,000,000	-
Current portion of inter-agency loan payable	63,441	-
Payable from restricted liabilities:		
Accounts payable	59,434	56,278
Developers escrow	2,433,455	2,229,102
Project deposits	1,164,450	2,688,000
Unearned grant revenues	6,293,635	6,965,430
Total current liabilities	<u>21,066,570</u>	<u>19,808,717</u>
Noncurrent liabilities:		
Inter-agency loan payable	253,763	317,204
Compensated absences payable	416,340	281,206
Judgement payable	-	1,450,000
Net pension liability	2,720,429	2,653,692
Net other post-employment benefit liability	2,420,336	-
Total noncurrent liabilities	<u>5,810,868</u>	<u>4,702,102</u>
Total liabilities	<u>26,877,438</u>	<u>24,510,819</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred pension liability inflows	1,099,614	805,066
Deferred other post-employment benefit liability inflows	742,133	-
	<u>1,841,747</u>	<u>805,066</u>
NET POSITION		
Investment in capital assets	68,850,384	65,714,434
Unrestricted	<u>4,964,730</u>	<u>11,840,254</u>
Total net position	<u>\$ 73,815,114</u>	<u>\$ 77,554,688</u>

JERSEY CITY REDEVELOPMENT AGENCY
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

	2018	<i>Restated</i> 2017
OPERATING REVENUES		
Redeveloper fees	\$ 1,008,573	\$ 1,707,807
Redeveloper reimbursements	1,554,141	1,284,536
Miscellaneous	970,437	1,034,739
Total operating revenue	<u>3,533,151</u>	<u>4,027,082</u>
OPERATING EXPENSES		
Salaries and wages	1,205,532	1,184,480
Employee benefits	1,120,825	514,766
Other expenses	2,066,149	1,487,570
Redeveloper reimbursed expenses	2,612,307	1,713,679
Depreciation	419,683	244,233
Total operating expenses	<u>7,424,496</u>	<u>5,144,728</u>
Total operating (loss)	(3,891,345)	(1,117,646)
NONOPERATING REVENUES (EXPENSES)		
Grant revenue:		
Federal sources	189,583	1,529,192
State sources	232,008	1,261,856
Local sources	125,561	99,399
Grant expenses:		
Federal sources	(189,583)	(329,290)
State sources	(232,008)	(241,867)
Local sources	(125,561)	(108,273)
Interest revenue	444,658	161,486
Interest expense	(175,000)	-
(Loss) gain on sale of disposal	(117,887)	691,795
Total nonoperating revenues (expenses)	<u>151,771</u>	<u>3,064,298</u>
Change in net position	(3,739,574)	1,946,652
Net position, January 1	77,554,688	41,197,665
Unrealized gain on revaluation of fixed assets	-	32,085,341
Prior year adjustments	-	2,325,030
Net position, December 31	<u>\$ 73,815,114</u>	<u>\$ 77,554,688</u>

See Accompanying Notes to Financial Statements

**JERSEY CITY REDEVELOPMENT AGENCY
STATEMENTS OF CASH FLOWS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

	2018	<i>Restated</i> 2017
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from:		
Redeveloper fees	\$ 911,131	\$ 1,707,807
Redeveloper reimbursements	234,944	1,595,677
Miscellaneous	1,022,108	1,036,039
Payments for:		
Salaries and wages	(1,183,624)	(1,179,171)
Employee benefits	(400,386)	(483,368)
Other expenses	(3,056,602)	(2,032,591)
Redeveloper reimbursed expenses	(3,160,822)	(2,236,727)
Net cash (used) by operating activities	<u>(5,633,251)</u>	<u>(1,592,334)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Proceeds from sale of property held for redevelopment	(117,887)	4,509,561
Payments for construction in progress and building improvements	(3,555,633)	(140,195)
Proceeds from bond anticipation note payable	10,000,000	-
Payments due to City of Jersey City	(7,474,207)	(2,500,000)
Grant revenue received	7,031	4,169,359
Grant expenses paid	(543,996)	(623,152)
Net cash (used) provided by capital and related financing activities	<u>(1,684,692)</u>	<u>5,415,573</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Issued mortgage loans receivable	-	(630,000)
Receipts from mortgage loans receivable	1,829,625	6,248
Interest received	424,035	152,735
Net cash provided (used) by investing activities	<u>2,253,660</u>	<u>(471,017)</u>
Net (decrease) increase in cash and cash equivalents	(5,064,283)	3,352,222
Cash and cash equivalents, January 1	<u>25,716,269</u>	<u>22,364,047</u>
Cash and cash equivalents, December 31	<u>\$ 20,651,986</u>	<u>\$ 25,716,269</u>

**JERSEY CITY REDEVELOPMENT AGENCY
STATEMENTS OF CASH FLOWS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

	<u>2018</u>	<u>Restated 2017</u>
Reconciliation of income from operations to net cash provided by operating activities:		
(Loss) from operations	\$ (3,891,345)	\$ (1,117,646)
Adjustments to reconcile (loss) from operations to net cash (used) by operating activities:		
Depreciation	419,683	244,233
Prior year adjustment	-	2,325,030
Changes in assets, liabilities and deferred outflows and inflows:		
Accounts receivable	(45,771)	1,300
Developers escrow	(344,162)	(3,192,474)
Project deposits	(1,523,550)	655,537
Accounts payable	459,547	(545,021)
Payroll liabilities	21,908	5,309
Compensated absences payable	135,134	(78,240)
Judgement payable	(1,450,000)	-
Net pension liability and deferred outflows and inflows	134,035	109,638
Net other post-employment benefit liability and deferred outflows and inflows	451,270	-
Total adjustments	<u>(1,741,906)</u>	<u>(474,688)</u>
Net cash (used) by operating activities	<u>(5,633,251)</u>	<u>(1,592,334)</u>
Cash and cash equivalents as presented in the statements of net position:		
Unrestricted	\$ 18,736,626	\$ 20,221,755
Restricted	1,915,360	5,494,514
	<u>\$ 20,651,986</u>	<u>\$ 25,716,269</u>

NOTES TO FINANCIAL STATEMENTS

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Jersey City Redevelopment Agency (the "Agency") is a public body corporate and politic of the State of New Jersey. The Agency was created by municipal ordinance on August 16, 1949 pursuant to the provisions of Chapter 306 of the New Jersey Sessions Law of 1949, N.J.S.A. 40:55C-1, for the purpose of carrying out certain urban renewal program activities for City of Jersey City (the "City"). The Agency is empowered to exercise public and essential government functions, including acquisition, condemnation, clearance, renovation and redevelopment of property in designated blighted areas and to carry out redevelopment plans for the City.

The Agency is governed by a Board of Commissioners (the "Board") consisting of seven members, who are appointed by the Governing Body of the City of Jersey City. The Board of Commissioners determines policy actions, approves resolutions and selects an executive director to be responsible for the overall operation of the Agency.

In accordance with the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et. seq.) the Agency is subject to the laws, rules and regulations promulgated for Authorities in the State of New Jersey and reports to the Bureau of Agency Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey.

The Agency includes in its financial statements the primary government and those component units for which the primary government is financially accountable. Component units are legally separate organizations for which the Agency is financially accountable or other organizations for which the nature and significance of their relationship with the primary government is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The Agency is financially accountable for an organization if the Agency appoints a voting majority of the organization's board, and (1) the Agency is able to significantly influence, the programs or services performed or provided by the organization; or (2) the Agency is legally entitled to or can otherwise access the organization's resources; the Agency is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization, or the Agency is obligated for the debt of the organization. Component units may also include organizations that are fiscally dependent on the Agency in that the Agency approves the budget, the issuance of debt or the levying of taxes. Based on the foregoing criteria, the Agency has no component units. The Agency would be includable as a component unit of the City on the basis of such criteria.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Financial Statements and Presentation

The accounts of the Agency are organized and operated on the basis of funds. The agency maintains an Enterprise Fund to account for its operations. The operations are accounted for with a self-balancing set of accounting records that comprise its assets, liabilities, net position, revenues and expenses. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. A description of the Agency's fund type it maintains to account for its financial transactions is as follows:

Proprietary Fund Types - This fund type accounts for operations that are organized to be self-supporting and includes Enterprise Funds.

An enterprise fund is used to account for those operations that are financed and operated in a manner similar to a private business or where the entity has decided that the periodic determination of revenues earned, costs incurred and/or net income is appropriate for management accountability purposes.

Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The Agency's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. All assets, all deferred inflows/outflows, and all liabilities associated with these operations are included on the Statement of Net Position. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management of the Agency to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates. Management currently uses estimates to determine the fair market value of property held for redevelopment and the useful life of depreciable assets.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Cash Equivalents and Investments

The Agency's cash and cash equivalents are considered to be cash on hand, certificates of deposit, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

Investments held by the Agency approximate fair value, which is defined as the amount at which a financial instrument could be exchanged in a current transaction between willing parties. State statutes authorize the Agency to invest in certain types of investments. These investment vehicles are summarized in Note 3.

Intergovernmental Receivables and Payables

Transactions between the Agency and the City of Jersey City and other City and State of New Jersey (the "State") agencies that are representative of capital allotment/grant award arrangements outstanding at the end of the fiscal year are referred to as intergovernmental receivables.

Amounts owed to the City of Jersey City and other City and State agencies at the end of the year as a result of contractual arrangements are reported as intergovernmental payables.

Mortgage Loans Receivable

The Agency has issued mortgage loans to secure a portion of the project costs on certain renovation and rehabilitation projects within the City.

Restricted Assets

Certain assets are restricted as the result of certain agreements entered into between the Agency and third parties.

Capital Assets

Buildings and improvements and vehicles, and equipment are recorded at cost.

Property held for redevelopment is recorded at acquisition cost or, if donated or contributed, are stated at their estimated fair market value on the date of receipt by the Agency. For properties held for redevelopment where this information is not available, properties are stated at their assessed value as of December 31, 2018.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of an asset are expensed.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets (Continued)

Major outlays for capital assets are capitalized as projects are constructed or acquired by the Agency. All other costs to place the assets in the intended location and condition for use are capitalized in the value of the asset constructed.

Buildings and improvements, vehicles, and equipment are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Buildings and improvements	50
Vehicles	5
Equipment	3 - 6

Deferred Outflows of Resources and Deferred Inflows of Resources

In addition to assets and liabilities, the statement of financial position reports deferred outflows and inflows of resources. Deferred outflows and inflows of resources represent a decrease or increase of net position that applies to future periods. The Agency reports deferred amounts on net pension liability and other post-employment benefits liabilities. Deferred amounts on net pension and other post-employment benefit liabilities are reported in the Agency-wide statement of net position and result from: (1) differences between expected and actual experience; (2) changes in assumptions; (3) net difference between projected and actual investment earnings on pension and post-employment benefit plans' investments; (4) changes in proportion and differences between employer contributions and proportionate share of contributions; and (5) contributions made subsequent to the measurement date. These amounts are deferred and amortized over future years.

Project Deposits

Certain monies held by the Agency or third parties on behalf of the Agency in conjunction with a specific project or purpose are reported as project deposits.

Unearned Revenue

Grant funds and related program income, City capital contributions and redeveloper reimbursements received, but not earned at year-end, are reported as deferred revenue.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Compensated Absences

It is the Agency's policy to permit employees to accumulate earned but unused sick leave, compensatory time and vacation benefits. A long-term liability of accumulated sick leave, compensatory time and vacation benefits and salary related payments has been recorded on the statement of net position, representing the Agency's commitment to fund such costs from future operations.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the retirement systems sponsored and administered by the State of New Jersey and additions to/deductions from these retirement systems' fiduciary net position have been determined on the same basis as they are reported by the retirement systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Net Position

In the statement of net position, there are three classes of net position:

Net investment in capital assets - consists of capital assets less accumulated depreciation.

Restricted net position - reports net position when constraints placed on the residual amount of noncapital assets are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments, or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position - any portion of net position not already classified as either net investment in capital assets or net position - restricted is classified as net position - unrestricted.

Net Position Flow Assumption

Sometimes the Agency will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency's policy to consider restricted-net position have been depleted before unrestricted - net position is applied.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for enterprise funds include the cost of operations and services, administrative expenses and depreciation on capital assets. The Agency considers transactions pertaining to property held for redevelopment to be operating revenues and expenses since these transactions are connected with its principal ongoing operations. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Grants received are recognized as revenue when the resources are expended for the purpose specified in the grant agreement. Grant funds received and not yet expended are reported as unearned grant revenues.

Reclassifications

The Agency has also made certain reclassifications to the financial statements for the year ended December 31, 2017.

Adoption of New Accounting Pronouncements

The Agency has adopted GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. GASB Statement No. 75 improves accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other post-employment benefits or OPEB). As a result of adopting this Statement, the Agency was required to measure and recognize liabilities, deferred outflows and inflows of resources, and expenses related to OPEB liability.

Recent Accounting Pronouncements

In November 2016, the Government Accounting Standards Board issued GASB Statement No. 83, *Certain Asset Retirement Obligations*. This Statement establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflows of resources for asset retirement obligations (AROs). The requirements of this Statement are effective for reporting periods beginning after June 15, 2018. The Agency does not believe this Statement will have any effect on future financial statements.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recent Accounting Pronouncements (Continued)

In January 2017, the Government Accounting Standards Board issued GASB Statement No. 84, *Fiduciary Activities*. This Statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus on the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify component units and postemployment benefit arrangements that are fiduciary activities. The requirements of this Statement are effective for reporting periods beginning after December 15, 2018. The Agency is currently evaluating the effects, if any, this Statement may have on future financial statements.

In June 2017, the Governmental Accounting Standards Board issued GASB Statement No. 87, *Leases*, which is intended to increase the usefulness of governments financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, as a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about the government's leasing activities. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019, however earlier application is encouraged. The Agency is currently reviewing what effect, if any, this Statement might have on future financial statements.

The Government Accounting Standards Board issued GASB Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placement*. The objective of this Statement is to improve consistency in the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements, and to provide financial statement users with additional essential information about debt. This Statement is effective for reporting periods beginning after June 15, 2018. The Agency is currently reviewing what effect, if any, this Statement might have on future financial statements.

In June 2018, the Government Accounting Standards Board issued GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period. This Statement is effective for reporting periods beginning after December 15, 2019. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019, however earlier application is encouraged. The Agency is currently reviewing what effect, if any, this Statement might have on future financial statements.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recent Accounting Pronouncements (Continued)

GASB Statement No. 90, *Majority Equity Interests-An Amendment of GASB Statements No. 14 and No. 61*. This Statement improves the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and improves the relevance of financial statement information for certain component units. The Agency is currently reviewing what effect, if any, this Statement might have on future financial statements.

NOTE 2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Accounting

The Agency annually prepares an operating budget. The budget is prepared in accordance with the Budget Manual for Local Public Authorities as promulgated by the Division of Local Government Services, which differs in certain respects from accounting principles generally accepted in the United States of America. The budget serves as a plan for expenses and the proposed means for financing them. Unexpended appropriations lapse at year-end.

The annual budget is required to be approved at least sixty days prior to the beginning of the fiscal year. The budget must be approved by the Board and submitted to the Division of Local Government Services, Bureau of Agency regulation for approval prior to adoption. The budget adoption and amendments are recorded in the Agency's minutes.

A five-year capital budget is also required to be prepared. Included within the budget are individual projects along with their estimated cost, completion date and source of funding.

The encumbrance method of accounting is utilized by the Agency for budgetary purposes. Under this method purchase orders, contracts and other commitments for expenditures of resources are recorded to reserve a portion of the applicable budget appropriation.

In accordance with accounting principles generally accepted in the United States of America, outstanding encumbrances at year-end for which goods or services are received, are classified to expenses and accounts payable. All other encumbrances in the annual budgeted funds are reversed at year-end and are either cancelled or are included as re-appropriations of fund equity for the subsequent year. Encumbrances at year-end in funds that are budgeted on a project basis automatically carry forward along with their related appropriations and are not subject to annual cancellations and re-appropriations.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 3. DEPOSITS AND INVESTMENTS

The Agency considers petty cash, change funds, cash in banks and certificates of deposit as cash and cash equivalents.

Deposits

The Agency's deposits are insured through either the Federal Deposit Insurance Corporation (FDIC), Securities Investor Protection Corporation (SIPC) or New Jersey's Governmental Unit Deposit Protection Act (GUDPA). The Agency is required to deposit their funds in a depository which is protecting such funds pursuant to GUDPA. GUDPA requires all banks doing business in the State of New Jersey to pledge collateral equal to at least 5% of the average amount of its public deposits and 100% of the average amount of its public funds in excess of the lesser of 75% of its capital funds or \$200 million for all deposits not covered by FDIC.

Bank balances are insured up to \$250,000 in the aggregate by the FDIC for each bank. SIPC replaces cash claims up to a maximum of \$250,000 for each failed brokerage firm. At December 31, 2018 and 2017, the book value of the Agency's deposits were \$20,651,986 and \$25,716,269, respectively, and bank balances of the Agency's cash and deposits amounted to \$22,615,938 and \$25,836,335, respectively. The Agency's deposits which are displayed on the statement of net position as "cash and cash equivalents" are categorized as:

	<u>2018</u>	<u>2017</u>
Restricted	\$ 1,915,360	\$ 5,494,514
Unrestricted	<u>18,736,626</u>	<u>20,221,755</u>
	<u>\$ 20,651,986</u>	<u>\$ 25,716,269</u>

Custodial Credit Risk - Deposits - Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The Agency does not have a formal policy for custodial credit risk. As of December 31, 2018 and 2017, the Agency's bank balances of \$2,087,425 and \$7,838,270, respectively, were exposed to custodial credit risk.

Investments

The Agency is permitted to invest public funds in accordance with the types of securities authorized by N.J.S.A. 40A:5-15.1. Investments include bonds or other obligations of the United States or obligations guaranteed by the United States of America, Government Money Market Mutual Funds, bonds or other obligations of the Agency or bonds or other obligations of the school districts which are a part of the Agency or school districts located within the Agency, Local Government investment pools, and agreements or the repurchase of fully collateralized securities, if transacted in accordance with NJSA 40A:5-15.1 (8a-8e).

As of December 31, 2018, the Agency had no investments.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 4. MORTGAGE LOANS RECEIVABLE

The mortgage loan receivable balances at December 31, 2018 consists of mortgage loans on various properties in certain redevelopment areas.

<u>Location Description</u>	<u>Loan Terms</u>
• Ocean/Bayview	Issued to New Community Ocean/Bayview Housing Associates, L.P. on December 28, 1989 as a balloon mortgage for \$274,000 at an interest rate of 9% and subsequently rolled over in 1991 at an interest rate of 1% for a term of 20 years. The term of this mortgage has been extended to 30 years, maturing on June 10, 2021.
• Grove Street 2	Issued to Majestic U.R. LLC on October 15, 2015 for \$183,344, with an interest rate of 4.25% per annum. The note provides for monthly payment of principal and interest of \$1,135 based on a twenty-year payout. All sums owed on the note are due no later than November 15, 2025.
• 1 Edward Hart Road	Issued to 1 Edward Hart Road LLC in October 2015 for \$250,000 with an interest rate of 3.5%. The note requires monthly payments of interest only up to the earlier of the mortgagee securing permanent financing or October 2017 at which time a lump sum payment of the entire unpaid principal balance will be due. Three six-month extension were subsequently granted and the balance is outstanding is delinquent at time of the audit.
• Journal Square	Issued to Kennedy, LLC on June 2, 2003 for \$700,000 as a balloon mortgage payable on June 2, 2033 at interest rates of 1% for years one through five, 3% for years six through fifteen, and 5% for years fifteen through thirty.
• MLK Drive	Issued to Jackson Green, LLC on May 29, 2013 for \$435,600, interest free. Payment shall be made by the borrower upon the sale of each unit for which the mortgage has been issued. The lien of the mortgage shall be released at closing with respect to each unit sold by the borrower, whether or not such sale provided proceeds to be applied to the repayment of the mortgage note.
• Liberty Manor	Issued to 28 Liberty Manor Development, LLC on December 23, 2014 for \$678,125. Payments shall be made in thirty-one (31) equal installments as each residential condominium unit is sold. Interest at a yearly rate of 2% will be charged on that part of the principal which has not been paid from the issuance date until all principal has been paid. Final payment shall be due on or before the maturity date of November 5, 2016. During 2017, the Agency and the redeveloper agreed to a lump-sum payment of \$100,000 on or before January 8, 2018 with the remaining principal and interest accrued thereon to be paid in full no later than September 30, 2018.
• Ash Street	Issued to Ash Urban Development, LLC on October 19, 2015 for \$850,000 at a fixed rate of interest of 1.25% per annum. The borrower shall pay the principal and interest in monthly installments on the first day of each and every month following the completion of remediation. All outstanding principal and interest shall be due and payable fifteen (15) years from the date of issuance of a certificate of completion.
• Ash Street 2	Issued to Ash Urban Renewal Development, LLC on April 3, 2017 for \$630,000 with an interest rate of 2% per annum. The payment of principal and accrued interest shall be due and payable on or before September 3, 2019.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 4. MORTGAGE LOANS RECEIVABLE (Continued)

The Agency's mortgage loans receivable balances at December 31, 2018 and 2017 are:

	2018	2017
Ocean/Bayview	\$ 274,000	\$ 274,000
Grove Street 2	163,613	170,133
1 Edward Hart Road	250,000	250,000
Journal Square	700,000	700,000
Ash Street 1	850,000	850,000
Liberty Harbor	-	1,450,000
MLK Drive	435,600	435,600
Liberty Manor	105,020	478,125
Ash Street 2	630,000	630,000
	<u>\$ 3,408,233</u>	<u>\$ 5,237,858</u>

An allowance for doubtful accounts has been established for loans receivable not likely to be collected. At December 31, 2018 and 2017 the allowance for doubtful accounts was \$250,000.

NOTE 5. CAPITAL ASSETS

The following is a summary of the Agency's capital assets activity for the year ended December 31, 2018:

	Balance January 1, 2018	Additions	Deletions	Balance December 31, 2018
Capital assets, not being depreciated:				
Property held for redevelopment	\$ 46,144,142	\$ 3,510,633	\$ -	\$ 49,654,775
Total capital assets, not being depreciated	<u>46,144,142</u>	<u>3,510,633</u>	<u>-</u>	<u>49,654,775</u>
Capital assets, being depreciated:				
Buildings and improvements	23,047,400	45,000	-	23,092,400
Vehicles and equipment	80,718	-	-	80,718
Total capital assets, being depreciated	<u>23,128,118</u>	<u>45,000</u>	<u>-</u>	<u>23,173,118</u>
Less accumulated depreciation for:				
Buildings and improvements	(3,528,567)	(408,850)	-	(3,937,417)
Vehicles and equipment	(29,259)	(10,833)	-	(40,092)
Total accumulated depreciation	<u>(3,557,826)</u>	<u>(419,683)</u>	<u>-</u>	<u>(3,977,509)</u>
Total capital assets, being depreciated, net	<u>19,570,292</u>	<u>(374,683)</u>	<u>-</u>	<u>19,195,609</u>
Total capital assets, net	<u>\$ 65,714,434</u>	<u>\$ 3,135,950</u>	<u>\$ -</u>	<u>\$ 68,850,384</u>

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 5. CAPITAL ASSETS (Continued)

The following is a summary of the Agency's capital assets activity for the year ended December 31, 2017:

	Balance January 1, 2017	Additions	Deletions	Balance December 31, 2017
Capital assets, not being depreciated:				
Property held for redevelopment	\$ 26,354,039	\$ 21,857,869	\$ 2,067,766	\$ 46,144,142
Construction in progress	3,003,676	140,194	3,143,870	-
Total capital assets, not being depreciated	<u>29,357,715</u>	<u>21,998,063</u>	<u>5,211,636</u>	<u>46,144,142</u>
Capital assets, being depreciated:				
Buildings and improvements	9,676,058	13,371,342	-	23,047,400
Vehicles and equipment	80,718	-	-	80,718
Total capital assets, being depreciated	<u>9,756,776</u>	<u>13,371,342</u>	<u>-</u>	<u>23,128,118</u>
Less accumulated depreciation for:				
Buildings and improvements	(3,295,167)	(233,400)	-	(3,528,567)
Vehicles and equipment	(18,427)	(10,832)	-	(29,259)
Total accumulated depreciation	<u>(3,313,594)</u>	<u>(244,232)</u>	<u>-</u>	<u>(3,557,826)</u>
Total capital assets, being depreciated, net	<u>6,443,182</u>	<u>13,127,110</u>	<u>-</u>	<u>19,570,292</u>
Total capital assets, net	<u>\$ 35,800,897</u>	<u>\$ 35,125,173</u>	<u>\$ 5,211,636</u>	<u>\$ 65,714,434</u>

On March 27, 1998 the Agency and the City of Jersey City entered into a cooperation agreement for the construction of a community/educational center on property owned by the Agency in Ward E. Under the agreement, the City agreed to issue bonds in the amount of \$9,500,000 and provide a grant of that amount solely to finance the construction of the project. The City has permanently financed the project through the issuance of general serial bonds, which have since been refinanced on multiple occasions. The facility was completed during 1999 and the Agency entered into certain leases for the entire facility. Pursuant to the cooperation agreement, the Agency will, to the extent reasonably possible, fully reimburse the City the annual amount needed by the City to pay principal and interest due on the bonds issued by the City to construct the facility from any revenue the Agency receives under its lease of the facility. The Agency has complied with all financial provisions of the cooperation agreement from inception through December 31, 2018. Although the City has refinanced the original bonds, the Agency continues to reimburse the City based on the amortization schedule of the original bonds from any available revenue the Agency receives from leasing or renting the facility.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 6. NOTE PAYABLE

On May 31, 2018 the Agency issued its \$10,000,000 Project Note Series 2018 (Pathside Redevelopment Project) (City Guaranteed) (Tax Exempt) (the "Project Note") to provide funds to (i) finance the acquisition and improvement of an approximately 58,000 square foot building in the City of Jersey City (the "City"); (ii) pay costs and expenses associated with the issuance of the Project Note; and (iii) pay capitalized interest thereon. The Project Note was issued pursuant the Local Redevelopment and Housing Law and a resolution of the Agency adopted on November 21, 2017, entitled "Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency Authorizing the Issuance of Revenue Bonds, Series 2017 (Tax-Exempt) (Pathside Redevelopment Project) (City Guaranteed), for the acquisition Of Block 9501, Lot 22 (25 Pathside)."

The Project Note is a special, limited obligation of the Agency, secured by a pledge by the Agency of certain funds and accounts, including revenues of the Agency. The Project Note is also entitled to the benefits of a Subsidy Agreement dated as of April 1, 2018 by and between the Agency and the City. Pursuant to the Subsidy Agreement, the City is obligated to make any required payments to the Agency out of the first funds becoming legally available to the City and to provide the funds for such payments to the Agency, if not otherwise available, from the levy of *ad valorem* taxes upon all the taxable real property in the City without limitation as to rate or amount.

Debt service on this Project Note is due May 30, 2019, in the amounts and at interest rates set forth:

		Interest				
		Rate	Principal	Interest	Total	
Series 2018	Tax Exempt	3.000%	\$ 10,000,000	\$ 300,000	\$ 10,300,000	

NOTE 7. EMPLOYEE RETIREMENT SYSTEM

Substantially all full-time Agency employees participate in the Public Employees Retirement System (PERS) which is a multiple employer plan sponsored and administered by the State of New Jersey. The PERS system is a cost-sharing contributory defined benefit public employee retirement system.

The PERS was established in January 1955 under provisions of N.J.S.A. 43:15A and provides coverage to substantially all full time employees of the Agency provided the employee is not a member of another State administered retirement system. Membership is mandatory for such employees and vesting occurs after 8 to 10 years of service for pension benefits and 25 years for post-retirement health care coverage.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 7. EMPLOYEE RETIREMENT SYSTEM (Continued)

The following represents the membership tiers for PERS:

Tier	Definition
1	Members who were enrolled prior to July 1, 2007.
2	Employees eligible for enrollment after June 30, 2007 but before November 2, 2008
3	Employees eligible for enrollment after November 1, 2008 but before May 22, 2010
4	Employees eligible for enrollment after May 21, 2010 but before June 28, 2011
5	Employees eligible for enrollment after June 27, 2011

Service retirement benefits of the 1/55th of final average salary for each year of service credit is available to tiers 1 and 2 members upon reaching age 60 and to tier 3 members upon reaching age 62. Service retirement benefits of 1/60th of final average salary for each year of service credit is available to tier 4 members upon reaching age 62 and tier 5 members upon reaching age 65. Early retirement benefits are available to tiers 1 and 2 members before reaching age 60, tiers 3 and 4 before age 62 and tier 5 with 30 or more years of service credit before age 65. Benefits are reduced by a fraction of a percent for each month that a member retires prior to the retirement age of their respective tier. Deferred retirement is available to members who have at least 10 years of service credit and have not reached the service retirement age for the respective tier.

The State established and administers a Supplemental Annuity Collective Trust Fund (SACT) which is available to active members of several State-administered retirement systems to purchase annuities to supplement the guaranteed benefits provided by their retirement system. The State or local government employers do not appropriate funds to SACT.

The State also administers the Pension Adjustment Fund (PAF) which provides cost of living increases, equal to 60 percent of the change in the average consumer price index, to eligible retirees in all State-sponsored pension systems except SACT. The cost of living increases for PERS are funded directly by each of the respective systems and are considered in the annual actuarial calculation of the required State contribution for that system.

The State of New Jersey sponsors and administers the following defined contribution public employee retirement program covering certain state and local government employees which include those Agency employees who are not eligible for pension coverage.

Defined Contribution Retirement Program (DCRP) - established under the provisions of Chapter 92, P.L. 2007 and Chapter 103, P.L. 2008 to provide coverage to elected, certain appointed officials, and certain District employees not eligible for enrollment in PERS or TPAF. Effective July 1, 2007 membership is mandatory for such individuals with vesting occurring after one (1) year of membership. DCRP is a defined contribution pension plan.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 7. EMPLOYEE RETIREMENT SYSTEM (Continued)

According to state law, all obligations of PERS will be assumed by the State of New Jersey should the PERS be terminated.

The State of New Jersey, Department of Treasury, Division of Pensions and Benefits, issues publicly available financial reports that include the financial statements and required supplementary information of the PERS. The financial reports may be accessed via the New Jersey Division of Pensions and Benefits website at www.state.nj.us/treasury/pensions.

Contribution Requirements

For DCRP employee contributions are based on percentages of 5.50% of employees' annual compensation, as defined. The DCRP was established July 1, 2007, under the provisions of Chapter 92, P.L. 2007 and expanded under the provisions of Chapter 89, P.L. 2008. Employee contributions for DCRP are matched by a 3% employer contribution.

For PERS, the contribution policy is set by N.J.S.A. 43:15A and requires contributions by active members and contributing employers. Members contribute at a uniform rate. Pursuant to the provisions of Chapter 78, P.L. 2011, the active member contribution rate increased from 5.5% of annual compensation to 6.5% plus an additional 1% phased-in over 7 years beginning in fiscal year 2012. The member contribution rate was 7.34% in the State fiscal year 2018 and the final phase-in of additional incremental member contribution rate took place on July 1, 2018, reaching 7.5%. Employers' contribution amounts are based on an actuarially determined rate. The annual employer contributions include funding for basic retirement allowances and non-contributory death benefit

Pursuant to the provision of Chapter 78, P.L. 2011, COLA increases were suspended for all current and future retirees of all retirement systems.

The Agency's and employees' contributions to PERS normal pension and DCRP for the past three years were as follows:

Year Ending December 31,	Required Contribution	
	PERS	DCRP
2018	\$ 137,431	\$ 3,158
2017	105,607	3,229
2016	107,475	3,560

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 7. EMPLOYEE RETIREMENT SYSTEM (Continued)

Chapter 78, P.L. 2011, effective June 28, 2011, established employee contribution requirements towards the cost of employer provided health benefit coverage. Employees are required to contribute a certain percentage of the cost of coverage. The rate of contribution is determined based on the employee's annual salary and the selected level of coverage.

Under Chapter 78, certain future retirees eligible for employer-paid health care coverage at retirement will also be required to pay a percentage of the cost of their medical coverage determined on the basis of their annual retirement benefit.

GASB Statement No. 68, *Accounting and Financial Reporting for Pension* and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to Measurement Date – an amendment of GASB No. 68* require participating employers in pension plans to recognize their proportionate share of their collective net pension liability, collective deferred outflows of resources, collective deferred inflows of resources and collective pension expense excluding that attributable to employer-paid member contributions.

At December 31, 2018 and 2017, the Agency's net pension liability for PERS was \$2,720,429 and \$2,653,692, respectively.

The net pension liability at December 31, 2018 and 2017 was measured as of June 30, 2018 and 2017, respectively, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Agency's proportion of the net pension liability was based on a projection of the Agency's long-term share of contributions to the pension plan relative to the projected contributions of all participating entities, actuarially determined. At June 30, 2018, the Agency's PERS proportion was 0.0138%, which was an increase of 0.0024% from its proportion measured as of June 30, 2017. At June 30, 2017, the Agency's PERS proportion was 0.0114%, which was a decrease of -0.0007% from its proportion measured as of June 30, 2016.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 7. EMPLOYEE RETIREMENT SYSTEM (Continued)

For the years ended December 31, 2018 and 2017, the Agency recognized PERS pension expense of \$271,466 and \$215,245, respectively. At December 31, 2018 and 2017, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>2018</u>		<u>2017</u>	
	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and accrual experience	\$ 37,852	\$ -	\$ 62,485	\$ -
Changes in assumptions	-	421,567	534,627	532,667
Net differences between projected and actual investment earnings on pension plan investments	-	25,518	18,070	-
Changes in proportion	518,781	-	366,730	272,399
Total	<u>\$ 556,633</u>	<u>\$ 447,085</u>	<u>\$ 981,912</u>	<u>\$ 805,066</u>

Amounts reported at December 31, 2018 as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending December 31,</u>	
2019	\$ 119,313
2020	94,147
2021	(44,051)
2022	(68,563)
2023	8,702
	<u>\$ 109,548</u>

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 7. EMPLOYEE RETIREMENT SYSTEM (Continued)

Actuarial Assumptions

The total pension liability for the June 30, 2018 measurement date was determined by an actuarial valuation as of July 1, 2017, which was rolled forward to June 30, 2018. The total pension liability for the June 30, 2017 measurement date was determined by an actuarial valuation as of July 1, 2016, which was rolled forward to June 30, 2017. These actuarial valuations used the following actuarial assumptions, applied to all periods in the measurement:

	<u>July 1, 2017</u>	July 1, 2016
Inflation rate	2.25%	2.25%
Salary increases:		
2012-2021	1.65 - 4.15%	1.65 - 4.15%
	Based on age	Based on age
Thereafter	2.65 - 5.15%	2.65 - 5.15%
	Based on age	Based on age
Investment rate of return	7.00%	7.00%

Pre-retirement mortality rates were based on the RP-2000 Employee Preretirement Mortality Table for male and female active participants. For local employees, mortality tables are set back 2 years for males and 7 years for females. In addition, the tables provide for future improvements in mortality from the base year of 2013 using a generational approach based on the plan actuary's modified 2014 projection scale. Post-retirement mortality rates were based on the RP-2000 Combined Health Male and Female Mortality Tables (set back 1 year for males and females) for service retirement and beneficiaries of former members. In addition, the tables for service retirements and beneficiaries of former members provide for future improvements in mortality from 2012 to 2013 using Projection Scale AA and using a generational approach based on the Conduent 2014 projection scale thereafter. Disability retirement rates used to value disabled retirees were based on the RP-2000 Disabled Mortality Tables (set back 3 years for males and setback 1 year for females).

The actuarial assumptions used in the July 1, 2017 and 2016 valuation were based on the results of an actuarial experience study for the period July 1, 2011 to June 30, 2014. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities may be higher or lower than anticipated. The more the experience deviates, the larger the impact on future financial statements.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 7. EMPLOYEE RETIREMENT SYSTEM (Continued)

Long-Term Expected Rate of Return

In accordance with State statute, the long-term expected rate of return on plan investments is determined by the State Treasurer, after consultation with the Directors of the Division of Investments and Division of Pensions and Benefits, the board of trustees and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in PERS target asset allocations as of June 30, 2018 and 2017 are summarized in the following table:

Asset Class	June 30, 2018		Asset Class	June 30, 2017	
	Target Allocation	Long-Term Expected Real Rate of Return		Target Allocation	Long-Term Expected Real Rate of Return
Risk mitigation strategies	5.00%	5.51%	Absolute return/risk mitigation	5.00%	5.51%
Cash equivalents	5.50%	1.00%	Cash equivalents	5.50%	1.00%
U.S. Treasuries	3.00%	1.87%	U.S. Treasuries	3.00%	1.87%
Investment grade credit	10.00%	3.78%	Investment grade credit	10.00%	3.78%
High yield	2.50%	6.82%	Public high yield	2.50%	6.82%
Global diversified credit	5.00%	7.10%	Global diversified credit	5.00%	7.10%
Credit oriented hedge funds	1.00%	6.60%	Credit oriented hedge funds	1.00%	6.60%
Debt related private equity	2.00%	10.63%	Debt related private equity	2.00%	10.63%
Debt related real estate	1.00%	6.61%	Debt related real estate	1.00%	6.61%
Private real estate	2.50%	11.83%	Private real estate	2.50%	11.83%
Equity related real estate	6.25%	9.23%	Equity related real estate	6.25%	9.23%
U.S. equity	30.00%	8.19%	U.S. equity	30.00%	8.19%
Non-U.S. developed markets equity	11.50%	9.00%	Non-U.S. developed markets equity	11.50%	9.00%
Emerging markets equity	6.50%	11.64%	Emerging markets equity	6.50%	11.64%
Buyouts/venture capital	8.25%	13.08%	Buyouts/venture capital	8.25%	13.08%

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 7. EMPLOYEE RETIREMENT SYSTEM (Continued)

Discount Rate

The discount rates used to measure the total pension liability were 5.66% and 5.00% as of June 30, 2018 and 2017, respectively. These single blend discount rates were based on the long-term expected rate of return on pension plan investments of 7.00% as of June 30, 2017, and 2018 and a municipal bond rate of 3.87% and 3.58% as of June 30, 2018 and 2017,, respectively, based on the Bond Buyer Go 20-Bond Municipal Bond Index which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rate in the most recent fiscal year. Local employers contributed 100% of their actuarially determined contributions. Based on those assumptions, the plan's fiduciary net position was projected to be available to make projected future benefit payments of current members through June 30, 2046. Therefore, the long-term expected rate of return on plan investments was applied to payments through June 30, 2046, and the municipal bond rate was applied to projected benefit payments after that date in determining the total pension liability at June 30, 2018.

Sensitivity of the Agency's proportionate share of the net pension liability to changes in the discount rate.

The following presents the Agency's proportionate share of the net pension liability as of December 31, 2018 and 2017, respectively, calculated using the discount rate as disclosed above as well as what the collective net pension liability would be if it was calculated using a discount rate that is 1% lower or 1% higher than the current rate:

2018			
	At 1% Decrease (4.66%)	At Current Discount Rate (5.66%)	At 1% Increase (6.66%)
Agency's proportionate share of PERS net pension liability	\$ 3,420,626	\$ 2,720,429	\$ 2,133,008
2017			
	At 1% Decrease (4.00%)	At Current Discount Rate (5.00%)	At 1% Increase (6.00%)
Agency's proportionate share of PERS net pension liability	\$ 3,292,085	\$ 2,653,692	\$ 2,121,831

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 7. EMPLOYEE RETIREMENT SYSTEM (Continued)

Pension Plan fiduciary net position

Detailed information about the pension plans' fiduciary net position are available in the separately issued financial reports. These reports may be accessed via the New Jersey Division of Pension and Benefits website at www.state.nj.us/treasury/pensions.

NOTE 8. POST-RETIREMENT MEDICAL BENEFITS

The Agency contributes to the State Health Benefit Local Government Retired Employees Plan (the Plan), a cost-sharing, multiple-employer defined benefit other post-employment benefit (OPEB) plan administered by the State of New Jersey Division of Pensions and Benefits. The Plan was established in 1961 under N.J.S.A. 52:14- 17.25 et seq., to provide health benefits to State employees, retirees, and their dependents. Rules governing the operation and administration of the program are found in Title 17, Chapter 9 of the New Jersey Administrative Code, the Plan provides medical, prescription drugs, mental health/substance abuse, and Medicare Part B reimbursement to retirees and their covered dependents.

The State Health Benefits Plan (SHBP) was extended to employees, retirees, and dependents of participating local public employers in 1964. Local employers must adopt a resolution to participate in the SHBP.

The plan meets the definition of an equivalent arrangement as defined in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for the Postemployment Benefits Other Than Pensions*; therefore, assets are accumulated to pay associated benefits. For additional information about the Plan, please refer to the State of New Jersey (the State), Division of Pensions and Benefits' (the Division) Comprehensive Annual Financial Report (CAFR), which can be found at <https://www.state.nj.us/treasury/pensions/financial-reports.shtm>.

Post-Retirement Medical Benefits Contribution

P.L. 1990, c. 6 required PERS to fund post-retirement medical benefits for those State and local employees who retire after accumulating 25 years of credited service or on a disability retirement. P.L. 2007, c.103 amended the law to eliminate funding of post-retirement medical benefits through PERS. It created separate funds outside of the pension plans for the funding and payment of post-retirement medical benefits for retired State and local employees.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 8. POST-RETIREMENT MEDICAL BENEFITS (Continued)

The Agency was not included in the State's actuarial valuation of the net OPEB liability at December 31, 2017, as measured of June 30, 2017 and, therefore is not presented. The components of the Agency's OPEB liability in the Plan as of December 31, 2018 was as follows:

Total OPEB liability	
Service cost	\$ 138,459
Interest cost	118,043
Differences between expected and actual experiences	(560,240)
Changes in assumptions	(357,527)
Changes in proportion	3,186,982
Gross benefit payments	(65,136)
Member contributions	8,340
Net change in total OPEB liability	2,468,921
Total OPEB liability, January 1	-
Total OPEB liability, December 31	<u>\$ 2,468,921</u>
 Plan fiduciary net position	
Employer contributions	\$ 73,343
Member contributions	8,340
Net investment income	358
Changes in proportion	32,947
Gross benefit payments	(65,136)
Administrative expenses	(1,267)
Net change in plan fiduciary net position	48,585
Plan fiduciary net position, January 1	-
Plan fiduciary net position, December 31	<u>\$ 48,585</u>
 Net OPEB liability, December 31	 <u><u>\$ 2,420,336</u></u>

At December 31, 2018, the Agency had 16 plan members, receiving post-retirement medical benefits.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 8. POST-RETIREMENT MEDICAL BENEFITS (Continued)

The net OPEB liability at December 31, 2018 was measured as of June 30, 2018 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date. The Agency's proportionate share of the net OPEB liability was based on separately calculated OPEB liabilities and further allocated based on the ratio of the plan members relative to the total plan members for the period of measurement. At June 30, 2018, the Agency's proportionate share of the OPEB liability was 0.0154%, which was an increase of 0.0154% because there was no share measured as of June 30, 2017.

For the year ended December 31, 2018, the Agency recognized OPEB liability expense of \$524,613. At December 31, 2018, the Agency reported deferred outflows of resources and deferred inflows of resources related to the OPEB liability from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and accrual experience	\$ -	\$ 491,415
Changes in assumptions	-	613,950
Net differences between projected and actual investment earnings on pension plan investments	1,279	-
Changes in proportion	3,073,152	-
Total	<u>\$ 3,074,431</u>	<u>\$ 1,105,365</u>

Amounts reported at December 31, 2018 as deferred outflows of resources and deferred inflows of resources related to the OPEB liability will be recognized in pension expense as follows:

Year Ending December 31,	
2019	\$ 230,740
2020	230,740
2021	230,740
2022	230,740
2023	230,420
Thereafter	815,686
	<u>\$ 1,969,066</u>

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 8. POST-RETIREMENT MEDICAL BENEFITS (Continued)

Actuarial Assumptions

The total OPEB liability for the June 30, 2018 measurement date was determined by an actuarial valuation as of June 30, 2017, which was rolled forward to June 30, 2018. These actuarial valuations used the following actuarial assumptions, applied to all periods in the measurement:

Inflation rate	2.50%
Salary increases*:	
2012-2021	1.65 – 8.98% Based on age
Thereafter	2.65 – 9.98% Based on age
Investment rate of return	7.00%

* Salary increases are based on the defined benefit plan that the member is enrolled in and his or her age.

Pre-retirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Employee Male/Female mortality table with fully generational mortality improvement projections from the central year using the MP-2017 scale. Post-retirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Annuitant Male/Female mortality table with fully generational improvement projections from the central year using the MP-2017 scale. Disability mortality was based on the RP-2006 Headcount-Weighted Disabled Male/Female mortality table with fully generational improvement projections from the central year using the MP-2017 scale.

Certain actuarial assumptions used in the June 30, 2017 valuation were based on the results of the pension plans' experience studies for which the members are eligible for coverage under PERS. The PERS experience studies were prepared for the periods July 1, 2010 to June 30, 2013 and July 1, 2011 to June 30, 2014, respectively.

100% of active members are considered to participate in the Plan upon retirement.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 8. POST-RETIREMENT MEDICAL BENEFITS (Continued)

Health Care Trend Assumptions

For pre-Medicare preferred provider organization (PPO) and health maintenance organization (HMO) medical benefits, the trend rate as of June 30, 2018 is initially 5.8% and decreases to a 5.0% long-term trend rate after eight and nine years, respectively. For self-insured post-65 PPO and HMO medical benefits, the trend rate as of June 30, 2018 is 4.5%. For prescription drug benefits, the initial trend rate as of June 30, 2018 is 8.0% decreasing to a 5.0% long-term trend rate after seven and eight years, respectively. The Medicare Advantage trend rate as of June 30, 2018 is 4.5% and will continue in all future years.

Discount Rate

The discount rate for June 30, 2018 was 3.87%. This represents the municipal bond return rate as chosen by the State. The source is the Bond Buyer Go 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

Sensitivity of the Agency's proportionate share of the net OPEB liability to changes in the discount rate.

The following presents the Agency's proportionate share of the net OPEB liability as of December 31, 2018, calculated using the discount rate as disclosed above as well as what the collective net OPEB liability would be if it was calculated using a discount rate that is 1% lower or 1% higher than the current rate:

	At 1% Decrease (2.87%)	At Current Discount Rate (3.87%)	At 1% Increase (4.87%)
Agency's proportionate share of net OPEB liability	\$ 2,839,694	\$ 2,420,336	\$ 2,085,364

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 8. POST-RETIREMENT MEDICAL BENEFITS (Continued)

Sensitivity of the Agency's proportionate share of the net OPEB liability to changes Healthcare Trend Rate:

The following presents the Agency's proportionate share of the net OPEB liability as of December 31, 2018, calculated using the healthcare trend rate as disclosed above as well as what the net OPEB liability would be if it was calculated using a healthcare trend rate that is 1% lower or 1% higher than the current rate:

	<u>1 % Decrease</u>	<u>Healthcare Cost Trend Rate</u>	<u>1% Increase</u>
Agency's proportionate share of net OPEB liability	\$ 2,018,948	\$ 2,420,336	\$ 2,939,791

NOTE 9. OTHER LONG-TERM LIABILITIES

Under the existing policies of the Agency, employees are allowed to accumulate (with certain restrictions) unused sick leave, compensatory time and vacation benefits over the life of their working careers and to redeem such unused leave time in cash (with certain limitations) upon retirement, termination in good standing or by extended absence immediately preceding retirement. Additionally, employees who meet certain minimum accruals are allowed to receive payments for compensatory and annual leave time in March and October for compensatory time and May for annual leave. It is estimated that the current cost of such unpaid compensation would approximate \$416,340 and \$281,206 at December 31, 2018 and 2017, respectively. These amounts are accrued as a noncurrent liability at December 31, 2018 and 2017.

In 2012 the J Agency entered into a loan agreement with the Hudson County Economic Development Corporation in the amount of \$273,000, which was amended to \$317,204 during 2013, for the abatement and removal of environmental hazards on certain properties located in Jersey City, New Jersey. This amount represents pass through funds from the United States Environmental Protection Agency's Brownfields Revolving Loan Program which are to be drawn down based on qualified expenditures. As of December 31, 2018 and 2017 the entire loan amount of \$317,204 has been drawn down by the Agency. Throughout the term of the loan, a fixed rate of interest of 0.5% per annum will be charged. Interest is due and payable from inception to June 20, 2019 on June 20, 2019. Principal and interest payments in five equal installments commence on June 20, 2019 and will be paid on the first day of each year. All amounts of principal and interest owed will be paid no later than June 20, 2029. The Agency has recorded a loan payable of \$317,204 as of December 31, 2018 and 2017.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 10. ACCOUNTS RECEIVABLE - PROPERTY HOLD FOR REDEVELOPMENT

The Agency sold a Property Held for Redevelopment during 2016 for \$4,160,000, including \$160,000 for 8 units in excess of the original approval of 300 units. The base purchase price of \$4,000,000 will be paid to the Agency as follows:

(a) \$500,000 upon the Closing of Title, (b) \$1,000,000 upon the commencement of construction of Phase I, (c) \$750,000 upon the commencement of construction of Phase II (provided however, if the Project is not phased, \$750,000 shall be paid upon commencement of construction of the Project, in addition to the \$1,000,000 set forth in (a) above) and (d) \$1,750,000 on the earlier to occur of (i) nine (9) months after the issuance of a permanent certificate of occupancy for the Project (or Phase I, if the Project is phased) and (ii) the permanent financing of the Project (or Phase I of the Project, if the Project is phased).

As of December 31, 2018 and 2017, the Agency has closed title on the property and received \$660,000 representing the 8 units in excess of the original approval and the \$500,000 initial payment on the base purchase price. The balance owed as of December 31, 2018 and 2017 was \$1,750,000.

NOTE 11. COMMITMENTS AND CONTINGENCIES

State and Federal Grants: The Agency receives grants from the State of New Jersey, the U.S. Government and the City of Jersey City that are generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of the funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by the grantors. In addition, these audits could result in the disallowance of costs previously reimbursed and require repayment to the grantor agency. The Agency estimates that no material liabilities will result from these audits.

Redeveloper Agreements: The Agency has entered into certain redeveloper agreements whereby the redeveloper is responsible for the payment of any awards of just compensation and any relocation claim awards resulting from the condemnation of real property. The Agency is however primarily liable for these payments if the redeveloper defaults on any payments. At the present time the financial terms of all redeveloper agreements have been met.

Environmental Remediation Liability: Certain of the Agency's redevelopment properties are in the process of being cleared of identified environmental contamination. Costs associated with the clean-up of these sites will be reimbursed by the prior property owners, project redevelopers and State or City agencies. Management believes the Agency's liability, if any, will not be material.

Litigation: The Agency is a defendant in several lawsuits which arose out of the normal course of business and which the Agency's management believes will not have a material impact on the financial statements. These liabilities, if any, not covered by insurance, should not be material in amount.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 11. COMMITMENTS AND CONTINGENCIES (Continued)

One Journal Square Partners Urban Renewal Company, LLC et als. vs. Jersey City Redevelopment Agency et als., (the "One Journal Litigation").

The One Journal Litigation, which was initially filed in the United States District Court for the District of New Jersey last year on June 27, 2018, alleges four contract claims and five claims in connection with 42 U.S.C. § 1983 against the Agency, the City of Jersey City, and the Mayor of Jersey City, all in connection with a proposed redevelopment project located within Journal Square in Jersey City. The plaintiffs seek compensatory damages that they estimate in excess of \$300 million, punitive damages, and equitable relief. The Agency believes that the allegations against it set forth in the complaint are unfounded and has been vigorously defending this matter since.

On August 15, 2019, the District Court granted the Agency's motion to dismiss Plaintiffs' Amended Complaint but allowed Plaintiffs thirty (30) days to correct certain deficiencies and re-file their action. On September 6, 2019, Plaintiffs filed a Second Amended Complaint. The Agency believes that the allegations set forth are, again, unfounded. On October 15, 2019, the Agency filed a motion to dismiss the Second Amended Complaint. The motion is returnable December 2, 2019, a decision can likely be expected in Spring 2020. While the outcome of litigation is never a guarantee, it is anticipated that, even if there were to be an adverse judgment, such judgment is not expected to be "material" as to the Agency.

26-34 Aetna, LLC and 36-44 Aetna, LLC v. Jersey City Redevelopment Agency, et al.

The Agency has been named as a defendant in a complaint filed in the Superior Court of New Jersey, that challenges the Grand Jersey Redevelopment Area designation and all related redevelopment plans, approvals and agreements, under Docket No. HUD-L-1419-19. The complaint was filed by 26-34 Aetna, LLC and 36-44 Aetna, LLC, owners of the properties which are subject to the Grand Jersey Redevelopment Plan. The Agency has responded to this pleading, and discovery is ongoing.

The same plaintiffs filed a separate, amended complaint under Docket No. HUD-L-1289- 19, challenging the City Planning Board's February 5, 2019 subdivision approval of the Agency's application to re-subdivide a parcel in the same Redevelopment Area. While the Agency was not initially named a defendant, it subsequently obtained permission from the Court to intervene so as to properly represent the Agency's interests. These matters have been consolidated by the Court and, as stated above, discovery is ongoing. While the outcome of litigation is never a guarantee, it is anticipated that, even if there were to be an adverse judgment, such judgment is not expected to be "material" as to the Agency.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 11. COMMITMENTS AND CONTINGENCIES (Continued)

8 Erie Street JC, LLC v. City of Jersey City, et al.

This matter is pending in federal District Court in Newark. 8 Erie Street, JC, LLC is a redeveloper whose claim is that the Jersey City defendants targeted its development with selective zoning. While the Agency is a named defendant, it is not the target of the litigation. The Agency had filed a motion to dismiss plaintiff's complaint. Thereafter, settlement negotiations between 8 Erie Street and the City seemed promising, and in consequence the pending motions were withdrawn. Unfortunately, however, settlement negotiations just fell apart, and the defendants will be reinstating their motions to dismiss the case during the week of October 21, 2019. We are reasonably confident that the claims as to the Agency will be dismissed. While the outcome of litigation is never a guarantee, it is anticipated that no contribution is expected from the Agency as to any adverse judgement.

New Jersey Department of Environmental Protection, and the Administrator of the New Jersey Spill Compensation Fund v. Honeywell International, Inc., et al., (the "First Litigation") and PPG Industries, Inc. v. Jersey City Redevelopment Agency, et al., (the "Second Litigation" and together with the First Litigation, the "PPG Litigation")

The PPG Litigation is pending in the Superior Court of New Jersey, Hudson County, and is best described as a dispute between and among various redevelopers with respect to, among other things, certain environmental matters, and the designation of certain real property as an area in need of redevelopment under the Redevelopment Law. All defendants in the PPG Litigation (e.g., other redevelopers and the Agency), have filed motions to dismiss the Second Litigation, which was just filed this year. At this point in time, the various redevelopers are trying to work out a global settlement of all outstanding issues, including the PPG Litigation. While the outcome of litigation is never a guarantee, it is anticipated that the motions to dismiss will be successful if the court has to rule on them. Alternatively, the case will likely settle on terms agreed to by the various redevelopers as indicated, with no contribution from the Agency.

NOTE 12. RISK MANAGEMENT

The Agency is exposed to various risks of loss related to general liability, automobile coverage, damage and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Agency has obtained insurance coverage to guard against these events which will provide minimum exposure to the Agency should they occur.

There has been no significant reduction in insurance coverage from the previous year nor have there been any settlements in excess of insurance coverage in any of the prior three years.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

NOTE 13. CONDUIT DEBT OBLIGATIONS

The Agency has received approval to issue debt on behalf of third-parties entities. The Agency has no obligation for the debt beyond the resources provided by the related trust indenture and funding agreements and, accordingly, the debt is not reflected as a liability in the accompanying financial statements.

The Agency's conduit debt activity for the years ended December 31, 2018 and 2017 were as follows:

Series 2015 Redevelopment Area Bonds - Forest City PEP-I

The Agency was granted approval during 2015 to issue \$20,000,000 of redevelopment area bonds for Forest City redevelopment projects.

On November 6, 2015, the Agency issued \$10,000,000 of federally taxable Redevelopment Area Bonds. The bonds have a final maturity date of September 15, 2040 and bear interest at a rate of 7% per annum. The entire principal amount of this bond shall be drawn down by December 31, 2016. Principal payments are due and payable on September 15 of each year, commencing in 2018. Interest payments are due and payable on March 15 and September 15 of each year, commencing in 2018. The balance at December 31, 2018 was \$9,812,640. The obligation to make the payments of the principal of and interest on the bonds shall be secured by the pledge by the City of Jersey City of the pledged annual service charge, as stated in the financial agreement, dated September 9, 2015, governing payments made to the City in lieu of real estate taxes. These bonds were issued to (i) fund certain costs of Phase 1A of the redevelopment plan for the Harismus Cove Redevelopment Area; and (ii) pay certain costs incidental to the issuance and sale of the bonds, together with other costs permitted by the Local Redevelopment and Housing Law. As of December 31, 2018, the remaining authorization of \$10,000,000 has not been issued.

Series 2016 Redevelopment Area Bonds - Journal Square Project

The Agency was granted approval during 2013 to issue \$10,000,000 of redevelopment area bonds for Journal Square redevelopment projects.

On January 28, 2016, the Agency issued \$10,000,000 of federally taxable redevelopment area bonds. The bonds have a final maturity date of September 1, 2042 and bear interest at a rate of 7% per annum. Principal and interest shall be payable on each March 1, June 1, September 1, and December 1, commencing March 1, 2016. The balance at December 31, 2018 was \$9,609,514. The Bonds are special limited obligations of the Agency payable solely from amounts pledged therefore under a Trust Indenture Agreement, dated January 28, 2016, including payments of pledged annual service charges pursuant to financial agreements between the City and redeveloper. These bonds were issued to finance a portion of certain public and private improvements in the Journal Square Redevelopment Area.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS**

FOR THE YEAR ENDED DECEMBER 31, 2018 AND 2017

NOTE 13. PRIOR PERIOD ADJUSTMENTS AND RESTATEMENT

During the year ended December 31, 2017, the Agency adjusted prior periods' developers escrow receivables by \$620,982. This adjustment and other immaterial adjustments totaling prior period adjustments to net position of \$613,558 were reported on the statement of revenues, expenses and changes in net position.

The Agency restated the 2017 financial statements to adjust prior periods' developers escrow by \$1,711,442. This prior period adjustment to net position of \$1,711,442 was reported on the statement of revenues, expenses and changes in net position in addition to \$613,558 previously reported for a total adjustment of \$2,325,030.

NOTE 14. APPLICATION OF GASB STATEMENT NO. 72

The Agency has begun to apply the provisions of GASB Statement No. 72, Fair Value Measurements and Application, as of December 31, 2017. This Statement addresses accounting and financial reporting issues related to fair value measurements. The definition of fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This Statement provides guidance for determining a fair value measurement for financial reporting purposes. This Statement also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements. The Agency has decided to apply this pronouncement in a way which is both accurate and practical.

With over one-hundred individual properties held for redevelopment, it would be impractical for the Agency to obtain valuations for each property held at each measurement date. As such, the Agency has updated the value of its individual properties with their most current assessed value as of December 31, 2017. The Agency believes that this is the most practical application of the fair value measurement for its assets.

As the application of fair value had not been updated historically, the Agency has recognized an unrealized gain on revaluation of fixed assets of \$32,085,341 for the year ended December 31, 2017.

NOTE 15. SUBSEQUENT EVENT

The Agency has evaluated subsequent events through November 6, 2019, the date which the financial statements were available to be issued and no items were noted for disclosure.

OTHER SUPPLEMENTARY INFORMATION

**JERSEY CITY REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES AND APPROPRIATIONS
COMPARED TO BUDGET**

**FOR THE YEAR ENDED DECEMBER 31, 2018
WITH COMPARATIVE ACTUAL AMOUNTS FOR 2017**

	2018 Budget	2018 Actual	Variance	2017 Actual
REVENUES				
Revenues anticipated:				
Development fees	\$ 650,000	\$ 2,562,714	\$ 1,912,714	\$ 2,992,343
Rent/user fees	-	703,947	703,947	436,532
Federal sources:				
Community Development Block Grant	-	22,592	22,592	1,234,013
Housing and Urban Development	-	-	-	176,378
Environmental Protection Agency	600,000	166,991	(433,009)	118,801
State sources:				
Green Acres	3,400,000	-	(3,400,000)	1,019,989
Hazardous Discharge Site Remediation	-	232,008	232,008	241,867
Local sources:				
Hudson County Open Space	1,500,000	-	(1,500,000)	-
Jersey City Capital Projects Fund	-	125,561	125,561	99,399
Private sources	1,200,000	-	(1,200,000)	-
Property sales	900,000	-	(900,000)	-
Miscellaneous other income	100,000	266,490	166,490	598,207
Non-operating revenues:				
Interest on investments and deposits	50,000	444,658	394,658	161,486
Total revenues	8,400,000	4,524,961	(3,875,039)	7,079,015
APPROPRIATIONS				
Operating appropriations:				
Administration:				
Salaries and wages	1,256,973	1,205,532	(51,441)	1,184,480
Fringe benefits	520,443	862,839	342,396	282,738
Other expenses	822,584	485,249	(337,335)	435,664
Total administration	2,600,000	2,553,620	(46,380)	1,902,882
Cost of providing services:				
Other expenses	6,700,000	4,740,359	(1,959,641)	3,445,015
Total operating appropriations	9,300,000	7,293,979	(2,006,021)	5,347,897
Non-operating appropriations:				
Bond anticipation note interest	-	175,000	175,000	-
Total non-operating appropriations	-	175,000	175,000	-
Total appropriations	9,300,000	7,468,979	(1,831,021)	5,347,897
Less: unrestricted net position utilized	(900,000)	(900,000)	-	-
Net total appropriations	8,400,000	6,568,979	(1,831,021)	5,347,897
Total surplus (deficit)	\$ -	(2,044,018)	\$ (2,044,018)	\$ 1,731,118
Reconciliation to GAAP Basis:				
(Loss) gain on sale of disposal		(117,887)		691,795
Unrealized gain on revaluation of fixed assets		-		32,085,341
Depreciation		(419,683)		(244,233)
Pension expense - GASB 68		(257,986)		(232,028)
Unrestricted net position utilized		(900,000)		-
Net change in net position - GAAP basis		\$ (3,739,574)		\$ 34,031,993

**REQUIRED SUPPLEMENTARY INFORMATION -
PENSION AND OTHER POST-EMPLOYMENT BENEFIT INFORMATION**

JERSEY CITY REDEVELOPMENT AGENCY
 SCHEDULE OF THE AGENCY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
 PUBLIC EMPLOYEES RETIREMENT SYSTEM (PERS)
 LAST SIX FISCAL YEARS

	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014	June 30, 2013
Agency's proportion of the net pension liability	0.01380%	0.01140%	0.01210%	0.00941%	0.01103%	0.01068%
Agency's proportionate share of the net pension liability	<u>\$ 2,720,429</u>	<u>\$ 2,653,692</u>	<u>\$ 3,583,017</u>	<u>\$ 2,113,773</u>	<u>\$ 2,065,692</u>	<u>\$ 2,041,703</u>
Agency's covered-employee payroll	<u>\$ 1,129,791</u>	<u>\$ 976,916</u>	<u>\$ 720,778</u>	<u>\$ 649,719</u>	<u>\$ 763,045</u>	<u>\$ 737,115</u>
Agency's proportionate share of the net pension liability as a percentage of its covered-employee payroll	240.79%	271.64%	497.10%	325.34%	270.72%	276.99%
Plan fiduciary net position as a percentage of the total pension liability	53.60%	48.10%	40.14%	47.93%	52.08%	48.72%

This schedule is presented to illustrate the requirement to show information for 10 years in accordance with GASB Statement No. 68. However, until a 10-year trend is compiled, the Agency will only present information for those years for which information is available.

SCHEDULE R2

JERSEY CITY REDEVELOPMENT AGENCY
SCHEDULE OF THE AGENCY'S CONTRIBUTIONS
PUBLIC EMPLOYEES RETIREMENT SYSTEM (PERS)
LAST SIX FISCAL YEARS

	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014	June 30, 2013
Contractually required contribution	\$ 105,607	\$ 105,607	\$ 107,475	\$ 80,955	\$ 90,955	\$ 80,493
Contributions in relation to the contractually required contribution	105,607	105,607	107,475	80,955	90,955	80,493
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agency's covered-employee payroll	\$ 1,129,791	\$ 976,916	\$ 720,778	\$ 649,719	\$ 763,045	\$ 737,115
Contributions as a percentage of covered-employee payroll	9.35%	10.81%	14.91%	12.46%	11.92%	10.92%

This schedule is presented to illustrate the requirement to show information for 10 years in accordance with GASB Statement No. 68. However, until a 10-year trend is compiled, the Agency will only present information for those years for which information is available.

JERSEY CITY REDEVELOPMENT AGENCY
SCHEDULE OF CHANGES IN OTHER POST-EMPLOYMENT BENEFITS LIABILITY (OPEB) AND RELATED RATIOS
STATE HEALTH BENEFITS LOCAL GOVERNMENT OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN
LAST TWO FISCAL YEARS

	June 30, 2018	June 30, 2017 ⁽¹⁾
Total OPEB liability		
Service cost	\$ 138,459	\$ -
Interest cost	118,043	-
Differences between expected and actual experiences	(560,240)	-
Changes in assumptions	(357,527)	-
Changes in proportion	3,186,982	-
Gross benefit payments	(65,136)	-
Member contributions	8,340	-
Net change in total OPEB liability	2,468,921	-
Total OPEB liability, July 1	-	-
Total OPEB liability, June 30	<u>\$ 2,468,921</u>	<u>\$ -</u>
Plan fiduciary net position		
Employer contributions	73,343	-
Member contributions	8,340	-
Net investment income	358	-
Changes in proportion	32,947	-
Gross benefit payments	(65,136)	-
Administrative expenses	(1,267)	-
Net change in plan fiduciary net position	48,585	-
Plan fiduciary net position, July 1	-	-
Plan fiduciary net position, June 30	<u>\$ 48,585</u>	<u>\$ -</u>
Net OPEB liability, June 30	<u>\$ 2,420,336</u>	<u>\$ -</u>
Agency's covered-employee payroll	\$ 976,916	\$ -
Agency's proportionate share of the net OPEB liability as a percentage of its covered-employee payroll	247.75%	0%
Plan fiduciary net position as a percentage of the total OPEB liability	1.97%	0%

Note: Not assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75.

* The amounts presented for each fiscal year were determined as of the previous fiscal year end.

This schedule is presented to illustrate the requirement to show information for 10 years in accordance with GASB Statement No. 75. However, until a 10-year trend is compiled, the Agency will only present information for those years for which information is available.

JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO THE REQUIRED SUPPLEMENTARY PENSION AND
OTHER POST-EMPLOYMENT BENEFIT LIABILITY INFORMATION

YEAR ENDED DECEMBER 31, 2018

	Public Employees' Retirement System (PERS)	State Health Benefits Local Government Other Post-Employment Benefits (OPEB) Plan
Change in benefits	None	None
Change in assumptions:		
Discount rate:		
As of June 30, 2018	5.66%	3.87%
As of June 30, 2017	5.00%	3.58%
Municipal bond rate:		
As of June 30, 2018	3.87%	3.87%
As of June 30, 2017	3.58%	3.58%
Inflation rate:		
As of June 30, 2018	2.25%	2.50%
As of June 30, 2017	2.25%	2.50%
Long-term expected rate of return on pension plan investments:		
As of June 30, 2018	7.00%	Not Applicable
As of June 30, 2017	7.00%	Not Applicable

Method and assumptions used in calculations of employer's actuarially determined contributions The actuarially determined contributions are calculated as of July 1 preceding the fiscal year in which the contributions are reported. Unless otherwise noted above, the following actuarial methods and assumptions were used to determine rates in the schedule of employer contributions.

Contributions: Contributions reported on the schedule of Agency Contributions represent actual contributions by the Agency including contributions to the Non-Contributory Group Insurance Premium Fund.

GOVERNMENTAL AUDITING STANDARDS SECTION

DONOHUE, GIRONDA, DORIA & TOMKINS, LLC

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Chairman and
Members of the Board of Commissioners
Jersey City Redevelopment Agency
Jersey City, New Jersey

We have audited, in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and audit requirements prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey, the financial statements of the Jersey City Redevelopment Agency (the "Agency"), a component unit of the City of Jersey City, New Jersey, as of and for the year ended December 31, 2018, and related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated November 6, 2019.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatements, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and audit requirements prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey.

Purpose of this Report

The purpose of this report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* and audit requirements prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.


DONOHUE, GIRONDA, DORIA & TOMKINS, LLC
Certified Public Accountants

Bayonne, New Jersey
November 6, 2019

**JERSEY CITY REDEVELOPMENT AGENCY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

FOR THE YEAR ENDED DECEMBER 31, 2018

Federal Grantor/Pass Through Grantor/Program Title	Federal CFDA Number	Pass-Through Grantor's Number	Cash Received	Expenditures	Cumulative Expenditures
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT					
Passed-Through City of Jersey City					
Community Development Block Grant:					
292 - 284 Martin Luther King Drive	14.218	14-01-F01	\$ 28,992	\$ (22,592)	\$ 49,927
Total U.S. Department of Housing and Urban Development			28,992	(22,592)	
U.S. ENVIRONMENTAL PROTECTION AGENCY					
Brownfields Assessment and Cleanup:					
Brownfield Revolving Loan - Ash Street	66.818	BF97207100	102,491	(103,077)	964,189
Hazardous Assessment	66.818	BF97207200	6,491	(21,859)	33,060
Petroleum Assessment	66.818	BF96274700	7,050	(4,121)	5,098
Grand Jersey BDA	66.818	BP97207200	36,080	(18,612)	134,075
City-Wide Hazardous Assessment	66.818	BP96294600	17,225	(19,322)	101,970
Petroleum Assessment	66.818	BP96294500	2,148	-	109,317
			171,485	(166,991)	
Total U.S. Environmental Protection Agency			171,485	(166,991)	
Total Federal Awards			\$ 229,469	\$ (189,583)	

Note: There were no awards passed-through to subrecipients.

JERSEY CITY REDEVELOPMENT AGENCY
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE

FOR THE YEAR ENDED DECEMBER 31, 2018

State Grantor/Pass Through Grantor/Program Title	Grant or State Program Number	Cash Received	Expenditures	Cumulative Expenditures
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION				
Passed-Through New Jersey Economic Development Authority				
Hazardous Discharge Site Remediation Grants:				
441-457 Ocean Avenue - Clean Up	P40589	\$ -	\$ (438)	\$ (17,857)
Grant Cleaner	P42679	-	(90,094)	(97,650)
Berry Lane Park	P42680	-	(92,566)	(92,566)
Berry Lane Park	P42787	-	(27,086)	(27,086)
Grand Jersey BDA		-	(97)	(97)
Ash Street	P41695	-	(4,307)	(4,307)
Jersey City MUA (Auto Pound)	P41694	-	(17,420)	(17,420)
		-	(232,008)	
Total New Jersey Department of Environmental Protection		-	(232,008)	
Total State Financial Assistance		\$ -	\$ (232,008)	

Note: There was no financial assistance passed-through to subrecipients.

**JERSEY CITY REDEVELOPMENT AGENCY
NOTES TO SCHEDULES OF EXPENDITURES OF FEDERAL AWARDS
AND STATE FINANCIAL ASSISTANCE**

FOR THE YEAR ENDED DECEMBER 31, 2018

1. GENERAL

The Jersey City Redevelopment Agency is the prime sponsor of certain programs and recipient of various federal and state grant funds. The Agency has the responsibility to administer grant programs and report to grantor agencies. All federal awards and state financial assistance received directly from federal and state agencies, as well as federal awards and state financial assistance passed through other government agencies, are included on the schedules of expenditures of federal awards and state financial assistance.

2. BASIS OF ACCOUNTING

The accompanying schedules of expenditures of federal awards and state financial assistance are presented on the accrual basis of accounting. This basis of accounting is described in Note 1 of the Agency's basic financial statements. The information in these schedules is presented in accordance with the requirements of and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and New Jersey OMB's Circular 15-08, *Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid*. Therefore, some amounts presented in these schedules may differ from amounts presented in, or used in the preparation of, the basic financial statements.

3. INDIRECT COST RATE

The Agency has elected not to use the 10 percent de minimis indirect cost rate as allowed under the Uniform Guidance.

4. CONTINGENCIES

Each of the grantor agencies reserves the right to conduct additional audits of the Agency's grant programs for economy, efficiency and program results. However, Agency management does not believe such audits would result in material amounts of disallowed costs.

COMMENTS AND RECOMMENDATIONS

**JERSEY CITY REDEVELOPMENT AGENCY
COMMENTS AND RECOMMENDATIONS**

FOR THE YEAR ENDED DECEMBER 31, 2018

Comment 1. Escrow balances are not being maintained in accordance with the applicable requirements of N.J.S.A. 40:55D, "Municipal Land Use Law."

Recommendation: Escrow balances should be maintained in accordance with all applicable laws and statutes.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING AN AMENDMENT TO PROFESSIONAL
SERVICES AGREEMENT No. 19-01-DJ3 WITH GLUCK
WALRATH, LLP FOR SPECIAL LEGAL COUNSEL
SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-
WIDE**

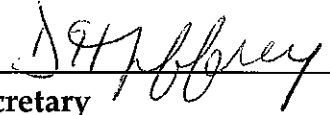
WHEREAS, the Jersey City Redevelopment Agency requires the service of a Law Firm as Special Counsel, pursuant to certain requirements of N.J.S.A. 40A:12a-1 et. seq.; and

WHEREAS, at its meeting dated January 15, 2019, the Board of Commissioners of the Jersey City Redevelopment Agency authorized the Agency to enter into Agreement No. 19-01-DJ3 with the Law Firm of Gluck Walrath, LLP, within the purview of N.J.S.A. 40A:11-5(1)(a)(i); and

WHEREAS, the parties are desirous of amending Agreement No. 19-01-DJ3, in the amount of \$10,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to the Agency to enter into an amendment of Professional Services Agreement No. 19-01-DJ3 with the law firm of Gluck Walrath, LLP.

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


Secretary

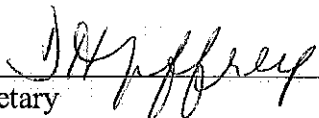
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of November 18, 2019

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF NOVEMBER 18, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of November 18, 2019

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of November 18, 2019 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated November 18, 2019

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

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Garden State Episcopal Community Development Corporation								
Garden State Episcopal Community Dev	10/31/2019	10/31/2019	Event	Longest Night Campaign Event - 5 Tickets	\$500.00	\$0.00		\$500.00
				<i>Totals for Garden State Episcopal Community Development Corporation:</i>	<u>\$500.00</u>	<u>\$0.00</u>		<u>\$500.00</u>
GRAND TOTALS:					\$500.00	\$0.00		\$500.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (10/31/2019)
Include all Post Statues
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
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
Garden State Episcopal Community Development Corporation								
Garden State Episcopal Community Dev	11/7/2019	10/15/2019	Refund	Monies Deposited into the Superior Court - 1	\$60,000.00	\$0.00		\$60,000.00
				<i>Totals for Garden State Episcopal Community Development Corporation:</i>	<u>\$60,000.00</u>	<u>\$0.00</u>		<u>\$60,000.00</u>
GRAND TOTALS:					\$60,000.00	\$0.00		\$60,000.00

Jersey City Redevelopment Agency Cash Requirements Report

- Report name: Invoice Due Today
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: Today (11/7/2019)
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- 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
CASH								
CASH	11/15/2019	11/13/2019	Replenishment	Replenishment of Petty Cash	\$557.62	\$0.00		\$557.62
				Totals for CASH:	\$557.62	\$0.00		\$557.62
				GRAND TOTALS:	\$557.62	\$0.00		\$557.62

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 (11/15/2019)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	11/18/2019	10/29/2019	0250603	Engineering Svcs - Bayfront Project	\$51,424.50	\$0.00		\$51,424.50
				Totals for CME ASSOCIATES:	<u>\$51,424.50</u>	<u>\$0.00</u>		<u>\$51,424.50</u>
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166370	Legal Services - Bayfront	\$21,330.68	\$0.00		\$21,330.68
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	<u>\$21,330.68</u>	<u>\$0.00</u>		<u>\$21,330.68</u>
NEGLIA ENGINEERING ASSOCIATES								
NEGLIA ENGINEERING ASSOCIATE	11/18/2019	10/15/2019	1902816	Professional Services - Bayfront Redevelope	\$12,952.92	\$0.00		\$12,952.92
				Totals for NEGLIA ENGINEERING ASSOCIATES:	<u>\$12,952.92</u>	<u>\$0.00</u>		<u>\$12,952.92</u>
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	11/18/2019	8/31/2019	22859	Financial Advisory Services - Bayfront	\$1,050.00	\$0.00		\$1,050.00
NW FINANCIAL GROUP, LLC	11/18/2019	9/30/2019	25950	Financial Advisory Services - Bayfront	\$3,900.00	\$0.00		\$3,900.00
				Totals for NW FINANCIAL GROUP, LLC:	<u>\$4,950.00</u>	<u>\$0.00</u>		<u>\$4,950.00</u>
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	11/18/2019	10/20/2019	191826590	Annual Site Remediation Fee - Bayfront	\$880.00	\$0.00		\$880.00
				Totals for TREASURER - STATE OF NEW JERSEY:	<u>\$880.00</u>	<u>\$0.00</u>		<u>\$880.00</u>
GRAND TOTALS:					\$91,538.10	\$0.00		\$91,538.10

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 (11/18/2019)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
21 CONTRACTING LLC								
21 CONTRACTING LLC	11/18/2019	10/3/2019	Powerhouse	Clean Up - Powerhouse	\$1,475.00	\$0.00		\$1,475.00
21 CONTRACTING LLC	11/18/2019	10/15/2019	BLP	Clean Up - BLP	\$2,000.00	\$0.00		\$2,000.00
21 CONTRACTING LLC	11/18/2019	10/16/2019	Johnston	Clean Up - 550 Johnston Avenue	\$22,420.00	\$0.00		\$22,420.00
21 CONTRACTING LLC	11/18/2019	10/2/2019	Myrtle	Clean Up - 98 Myrtle Ave	\$950.00	\$0.00		\$950.00
21 CONTRACTING LLC	11/18/2019	9/28/2019	Sip	Clean Up - 84 Sip Avenue	\$1,750.00	\$0.00		\$1,750.00
21 CONTRACTING LLC	11/18/2019	9/28/2019	Center	Clean Up - 34-36 Center Street	\$750.00	\$0.00		\$750.00
21 CONTRACTING LLC	11/18/2019	9/28/2019	Woodward	Clean Up - 199 Woodward Street	\$650.00	\$0.00		\$650.00
21 CONTRACTING LLC	11/18/2019	9/27/2019	Garfield	Clean Up - 1054-1068 Garfield Avenue	\$1,650.00	\$0.00		\$1,650.00
21 CONTRACTING LLC	11/18/2019	9/27/2019	Dwight	Clean Up - 97-99 Dwight Street	\$1,380.00	\$0.00		\$1,380.00
21 CONTRACTING LLC	11/18/2019	9/27/2019	Kearney	Clean Up - 141 Kearney Avenue	\$1,850.00	\$0.00		\$1,850.00
21 CONTRACTING LLC	11/18/2019	9/27/2019	Dwight	Clean Up - 185 Dwight Street	\$850.00	\$0.00		\$850.00
21 CONTRACTING LLC	11/18/2019	9/23/2019	MLK	Clean Up - 284 MLK Drive	\$1,000.00	\$0.00		\$1,000.00
21 CONTRACTING LLC	11/18/2019	9/28/2019	Claremont	Clean Up - 182 Claremont Ave	\$850.00	\$0.00		\$850.00
21 CONTRACTING LLC	11/18/2019	9/23/2019	MLK Dr	Clean Up - 326-330 MLK Drive	\$4,900.00	\$0.00		\$4,900.00
21 CONTRACTING LLC	11/18/2019	9/25/2019	Ocean	Clean Up: 405-407 Ocean Avenue	\$950.00	\$0.00		\$950.00
21 CONTRACTING LLC	11/18/2019	9/25/2019	Ocean-2	Clean Up: 524-530 Ocean Avenue	\$1,450.00	\$0.00		\$1,450.00
21 CONTRACTING LLC	11/18/2019	9/24/2019	Stegman	Clean Up: 199 Stegman Street	\$1,150.00	\$0.00		\$1,150.00
21 CONTRACTING LLC	11/18/2019	9/24/2019	Stegman-2	Clean Up: 92-94 Stegman Street	\$1,350.00	\$0.00		\$1,350.00
21 CONTRACTING LLC	11/18/2019	9/24/2019	Stegman-3	Clean Up: 204 Stegman Street	\$1,850.00	\$0.00		\$1,850.00
21 CONTRACTING LLC	11/18/2019	9/24/2019	MLK-2	Clean Up: 53 MLK Drive	\$1,750.00	\$0.00		\$1,750.00
21 CONTRACTING LLC	11/18/2019	9/23/2019	Communipaw	Clean Up: 408-420 Communipaw Avenue	\$1,550.00	\$0.00		\$1,550.00
21 CONTRACTING LLC	11/18/2019	9/27/2019	Johnston-2	Clean Up: 550 Johnston Avenue	\$1,350.00	\$0.00		\$1,350.00
21 CONTRACTING LLC	11/18/2019	10/18/2019	Center	Clean Up: 34-36 Center Street	\$2,150.00	\$0.00		\$2,150.00
21 CONTRACTING LLC	11/18/2019	9/23/2019	Clinton	Clean Up: 25 Clinton Avenue	\$1,050.00	\$0.00		\$1,050.00
21 CONTRACTING LLC	11/18/2019	9/1/2019	Myrtle-2	Clean Up: 98 Myrtle Avenue	\$980.00	\$0.00		\$980.00
21 CONTRACTING LLC	11/18/2019	10/16/2019	Dwight-2	Clean Up: 97-99 Dwight	\$4,850.00	\$0.00		\$4,850.00
21 CONTRACTING LLC	11/18/2019	9/20/2019	BLP-2	Clean Up: BLP/Special Event Clean UP	\$2,250.00	\$0.00		\$2,250.00
21 CONTRACTING LLC	11/18/2019	10/4/2019	BLP-3	Clean Up: BLP/Special Event Clean UP	\$1,800.00	\$0.00		\$1,800.00
21 CONTRACTING LLC	11/18/2019	9/27/2019	Newark	Clean Up: 693-701 Newark Avenue	\$1,550.00	\$0.00		\$1,550.00
21 CONTRACTING LLC	11/18/2019	9/23/2019	MLK-3	Clean Up: 314 MLK Drive	\$1,550.00	\$0.00		\$1,550.00
21 CONTRACTING LLC	11/18/2019	10/4/2019	Greenway	Clean Up: Morris Canal Greenway	\$18,500.00	\$0.00		\$18,500.00
				Totals for 21 CONTRACTING LLC:	\$88,555.00	\$0.00		\$88,555.00
66 YORK STREET, LLC								
66 YORK STREET, LLC	11/18/2019	11/7/2019	December	Electric Utility Payment for 66 York St	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	11/18/2019	11/7/2019	December	Monthly Operating Expense	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	11/18/2019	11/7/2019	December	Rent for 66 York Street	\$9,801.38	\$0.00		\$9,801.38
				Totals for 66 YORK STREET, LLC:	\$10,699.90	\$0.00		\$10,699.90
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	11/18/2019	11/15/2019	A000000028635 001	Deductible - Brain Coste	\$495.00	\$0.00		\$495.00
				Totals for ADMIRAL INSURANCE COMPANY:	\$495.00	\$0.00		\$495.00
ADVANCED SCAFFOLD SERVICES LLC								

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
ADVANCED SCAFFOLD SERVICES I	11/18/2019	10/31/2019	Application #15	Professional Services - October 2019	\$2,550.00	\$0.00		\$2,550.00
ADVANCED SCAFFOLD SERVICES I	11/18/2019	11/12/2019	Application #16	Maintenance HDSB	\$2,550.00	\$0.00		\$2,550.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$5,100.00	\$0.00		\$5,100.00
AEA Consulting								
AEA Consulting	11/18/2019	11/11/2019	16857	Consulting Services - Museum Development P	\$4,100.00	\$0.00		\$4,100.00
AEA Consulting	11/18/2019	9/5/2019	16835	Museum Development / Phase 3 - August 20	\$1,612.50	\$0.00		\$1,612.50
				Totals for AEA Consulting:	\$5,712.50	\$0.00		\$5,712.50
AFLAC								
AFLAC	11/18/2019	11/7/2019	December	Employee Deductions Per Payroll Period	\$848.16	\$0.00		\$848.16
				Totals for AFLAC:	\$848.16	\$0.00		\$848.16
Apruzzese, McDermott, Mastro & Murphy								
Apruzzese, McDermott, Mastro & Murp	11/18/2019	10/24/2019	221951	Legal Services - Employee Discipline/Alterna	\$1,102.50	\$0.00		\$1,102.50
				Totals for Apruzzese, McDermott, Mastro & Murphy:	\$1,102.50	\$0.00		\$1,102.50
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	11/18/2019	10/7/2019	4168345	Legal Services - 550 Johnston Avenue	\$935.00	\$0.00		\$935.00
ARCHER & GREINER, P.C.	11/18/2019	10/7/2019	4168339	Legal Services - 199 Woodward Street	\$10,581.30	\$0.00		\$10,581.30
ARCHER & GREINER, P.C.	11/18/2019	10/10/2019	4168966	Legal Services - Liberty Science Center	\$1,097.50	\$0.00		\$1,097.50
ARCHER & GREINER, P.C.	11/18/2019	10/7/2019	4168337	Legal Services - FDAD MAPLE	\$6,242.50	\$0.00		\$6,242.50
ARCHER & GREINER, P.C.	11/18/2019	10/7/2019	4168343	Legal Services - General Representation	\$350.00	\$0.00		\$350.00
ARCHER & GREINER, P.C.	11/18/2019	10/7/2019	4168340	Legal Services - 61-63 Sip Avenue	\$3,078.00	\$0.00		\$3,078.00
ARCHER & GREINER, P.C.	11/18/2019	10/7/2019	4168342	Legal Services - MLK HUB Redevelopment	\$1,942.50	\$0.00		\$1,942.50
ARCHER & GREINER, P.C.	11/18/2019	10/7/2019	4168341	Legal Services - Bates Street	\$1,976.50	\$0.00		\$1,976.50
				Totals for ARCHER & GREINER, P.C.:	\$26,203.30	\$0.00		\$26,203.30
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	11/18/2019	10/18/2019	4467	Oversight & Mgmt Svcs - EPA Petro Assessm	\$1,336.25	\$0.00		\$1,336.25
BROWNFIELD REDEVELOPMENT S	11/18/2019	10/18/2019	4468	2019 On-Call Environmental Consulting Mast	\$1,960.15	\$0.00		\$1,960.15
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$3,296.40	\$0.00		\$3,296.40
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	11/18/2019	11/15/2019	Travel	Travel Expense - October	\$179.19	\$0.00		\$179.19
CHRISTOPHER FIORE	11/18/2019	11/6/2019	Reimbursement	Dental Expense - Dependent	\$380.00	\$0.00		\$380.00
				Totals for CHRISTOPHER FIORE:	\$559.19	\$0.00		\$559.19
CME ASSOCIATES								
CME ASSOCIATES	11/18/2019	10/29/2019	0250601	Environmental Services - Berry Lane Park	\$5,807.00	\$0.00		\$5,807.00
CME ASSOCIATES	11/18/2019	10/16/2019	0250011	Environmental Services - Berry Lane Park	\$3,908.00	\$0.00		\$3,908.00
CME ASSOCIATES	11/18/2019	10/16/2019	0250010	Environmental Services - Berry Lane Park	\$12,723.12	\$0.00		\$12,723.12
CME ASSOCIATES	11/18/2019	10/22/2019	0249885	Environmental Services - Condemnation Stud	\$3,829.00	\$0.00		\$3,829.00
CME ASSOCIATES	11/18/2019	10/31/2019	0251053	Environmental Services - Condemnation Stud	\$1,745.50	\$0.00		\$1,745.50
CME ASSOCIATES	11/18/2019	10/29/2019	0250602	Environmental Services - Berry Lane Park	\$5,865.75	\$0.00		\$5,865.75
				Totals for CME ASSOCIATES:	\$33,878.37	\$0.00		\$33,878.37

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								
COMCAST	11/18/2019	10/16/2019	665 Ocean Ave	Business Internet/Voice - Account #84990535	\$156.39	\$0.00		\$156.39
COMCAST	11/18/2019	10/28/2019	66 York	Business Internet/Voice - Account #84990535	\$149.71	\$0.00		\$149.71
				Totals for COMCAST:	\$306.10	\$0.00		\$306.10
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	11/18/2019	11/1/2019	November	Monthly Maintenance Fee - 11/1/2019	\$151.02	\$0.00		\$151.02
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$151.02	\$0.00		\$151.02
DIANA JEFFREY								
DIANA JEFFREY	11/18/2019	11/15/2019	Reimbursement	Dental Expense - Dependent	\$352.00	\$0.00		\$352.00
DIANA JEFFREY	11/18/2019	11/15/2019	Travel	Travel Expense - October & November	\$307.70	\$0.00		\$307.70
DIANA JEFFREY	11/18/2019	11/7/2019	Reimbursement	Dental Expense - Self	\$287.00	\$0.00		\$287.00
				Totals for DIANA JEFFREY:	\$946.70	\$0.00		\$946.70
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	11/18/2019	10/18/2019	14773	Environmental Svcs - Berry Lane Park	\$2,460.00	\$0.00		\$2,460.00
DRESDNER ROBIN ENVIRON MGM	11/18/2019	10/18/2019	14772	Environmental Svcs - Berry Lane Park	\$1,732.50	\$0.00		\$1,732.50
DRESDNER ROBIN ENVIRON MGM	11/18/2019	10/18/2019	14771	Environmental Svcs - Berry Lane Park	\$4,570.00	\$0.00		\$4,570.00
DRESDNER ROBIN ENVIRON MGM	11/18/2019	10/21/2019	14789	Environmental Services - BLP	\$528.50	\$0.00		\$528.50
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$9,291.00	\$0.00		\$9,291.00
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	11/18/2019	10/31/2019	October	Public Notice	\$129.13	\$0.00		\$129.13
				Totals for EVENING JOURNAL ASSOCIATION:	\$129.13	\$0.00		\$129.13
FEDERAL EXPRESS								
FEDERAL EXPRESS	11/18/2019	11/11/2019	6-834-68427	Overnight Deliveries	\$351.47	\$0.00		\$351.47
FEDERAL EXPRESS	11/18/2019	10/14/2019	6-767-03383	Overnight Deliveries	\$423.38	\$0.00		\$423.38
				Totals for FEDERAL EXPRESS:	\$774.85	\$0.00		\$774.85
FERRAIOLI, WIELKOTZ, CERULLO & CUVA								
FERRAIOLI, WIELKOTZ, CERULLO &	11/18/2019	10/3/2019	100103	Accounting Services - Additional Bills August	\$750.00	\$0.00		\$750.00
FERRAIOLI, WIELKOTZ, CERULLO &	11/18/2019	10/3/2019	100102	Accounting Services - Additional Bills August	\$600.00	\$0.00		\$600.00
FERRAIOLI, WIELKOTZ, CERULLO &	11/18/2019	11/1/2019	110101	Accounting Services - November 2019	\$7,500.00	\$0.00		\$7,500.00
				Totals for FERRAIOLI, WIELKOTZ, CERULLO & CUVA:	\$8,850.00	\$0.00		\$8,850.00
FITCHBURG MUTUAL								
FITCHBURG MUTUAL	11/18/2019	10/11/2019	Renewal	Renewal - Policy Number P041710789	\$659.94	\$0.00		\$659.94
				Totals for FITCHBURG MUTUAL:	\$659.94	\$0.00		\$659.94
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	11/18/2019	10/31/2019	1561807	Recording: Declaration Covenants & Restrict	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/18/2019	10/30/2019	1561466	Recording: Discharge of RDA - 182 Claremont	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/18/2019	10/10/2019	1557022	Lis Pending Sierra, Maynor - 175 Virginia Ave	\$28.00	\$0.00		\$28.00
HUDSON COUNTY REGISTER	11/18/2019	10/30/2019	1561448	Recording: Lis Pendens - Various Properties	\$40.00	\$0.00		\$40.00

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HUDSON COUNTY REGISTER	11/18/2019	10/30/2019	1561461	Recording: Agreement - 182 Claremont Avenue	\$33.00	\$0.00	\$33.00
HUDSON COUNTY REGISTER	11/18/2019	10/30/2019	1561469	Recording: Deed 51 Crescent	\$33.00	\$0.00	\$33.00
HUDSON COUNTY REGISTER	11/18/2019	10/31/2019	1561805	Recording: Deed 336-340 MLK	\$33.00	\$0.00	\$33.00
				Totals for HUDSON COUNTY REGISTER:	\$233.00	\$0.00	\$233.00
IN-LINE AIR CONDITIONING CO.,							
IN-LINE AIR CONDITIONING CO.,	11/18/2019	10/8/2019	0000053288	Services Rendered for RTU2 Computer Lab	\$73.24	\$0.00	\$73.24
IN-LINE AIR CONDITIONING CO.,	11/18/2019	9/30/2019	0000053407	Services Rendered for Room 214	\$73.24	\$0.00	\$73.24
IN-LINE AIR CONDITIONING CO.,	11/18/2019	10/1/2019	0000053163	Services Rendered for Room 212	\$1,441.16	\$0.00	\$1,441.16
IN-LINE AIR CONDITIONING CO.,	11/18/2019	10/1/2019	0000053166	Services Rendered for Room 219	\$523.08	\$0.00	\$523.08
				Totals for IN-LINE AIR CONDITIONING CO.,:	\$2,110.72	\$0.00	\$2,110.72
J & B LANDSCAPE, INC.							
J & B LANDSCAPE, INC.	11/18/2019	10/24/2019	29345	Monthly Maintenance	\$1,825.72	\$0.00	\$1,825.72
				Totals for J & B LANDSCAPE, INC.:	\$1,825.72	\$0.00	\$1,825.72
JAMES F WADDLETON							
JAMES F WADDLETON	11/18/2019	11/13/2019	Reimbursement	Reimbursement of Eyeglasses	\$100.00	\$0.00	\$100.00
				Totals for JAMES F WADDLETON:	\$100.00	\$0.00	\$100.00
JC MUNICIPAL UTILITIES AUTHORITY							
JC MUNICIPAL UTILITIES AUTHORITY	11/18/2019	10/16/2019	25 Journal Sq - 1	Water Charges -25 Journal Sq Acct#30309320	\$220.66	\$0.00	\$220.66
JC MUNICIPAL UTILITIES AUTHORITY	11/18/2019	10/16/2019	665 Ocean Ave	Water Charges - 665 Ocean Ave Acct#303063	\$110.67	\$0.00	\$110.67
JC MUNICIPAL UTILITIES AUTHORITY	11/18/2019	10/22/2019	25 Journal Sq - 2	Water Charges -25 Journal Sq Acct#30308307	\$198.71	\$0.00	\$198.71
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$530.04	\$0.00	\$530.04
KINNEY LISOVICZ REILLY & WOLFF PC							
KINNEY LISOVICZ REILLY & WOLF	11/18/2019	10/7/2019	13938	Legal Services - Employee Issues	\$770.00	\$0.00	\$770.00
KINNEY LISOVICZ REILLY & WOLF	11/18/2019	10/7/2019	13939	Legal Services - JCRA v Crazy Greek	\$3,446.00	\$0.00	\$3,446.00
KINNEY LISOVICZ REILLY & WOLF	11/18/2019	9/9/2019	13601	Legal Services - JCRA v Crazy Greek	\$6,585.74	\$0.00	\$6,585.74
KINNEY LISOVICZ REILLY & WOLF	11/18/2019	10/7/2019	13942	Legal Services - Wilmington Savinds Fund So	\$1,806.52	\$0.00	\$1,806.52
KINNEY LISOVICZ REILLY & WOLF	11/18/2019	10/7/2019	13940	Legal Services - Crystal Point Restaurant	\$297.50	\$0.00	\$297.50
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$12,905.76	\$0.00	\$12,905.76
LABRON COLLINS							
LABRON COLLINS	11/18/2019	11/14/2019	Reimbursement	Dental Expense - Self	\$1,350.00	\$0.00	\$1,350.00
				Totals for LABRON COLLINS:	\$1,350.00	\$0.00	\$1,350.00
Laurie Romo							
Laurie Romo	11/18/2019	10/30/2019	Reimbursement	Dental Expense - Self	\$1,334.00	\$0.00	\$1,334.00
				Totals for Laurie Romo:	\$1,334.00	\$0.00	\$1,334.00
LM PLAZA 4A PARKING LLC							
LM PLAZA 4A PARKING LLC	11/18/2019	11/1/2019	3236	Monthly Parking for 1 Space	\$240.00	\$0.00	\$240.00
LM PLAZA 4A PARKING LLC	11/18/2019	11/14/2019	3240	Monthly Parking for 15 Space	\$3,913.05	\$0.00	\$3,913.05
				Totals for LM PLAZA 4A PARKING LLC:	\$4,153.05	\$0.00	\$4,153.05

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MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	11/18/2019	9/30/2019	165643	Legal Services - 374 Communipaw Ave	\$630.00	\$0.00		\$630.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166362	Legal Services - 101 Newkirk	\$1,050.00	\$0.00		\$1,050.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166364	Legal Services - 25 Pathside JC	\$5,339.54	\$0.00		\$5,339.54
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166363	Legal Services - Argent Venture/Johnston Vie	\$8,820.00	\$0.00		\$8,820.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166365	Legal Services - West Campus Claremont 2	\$1,770.00	\$0.00		\$1,770.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166366	Legal Services - Argent - Aetna Monmouth	\$11,243.11	\$0.00		\$11,243.11
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166367	Legal Services - Jersey Avenue Statco Bldg	\$3,030.00	\$0.00		\$3,030.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166368	Legal Services - Powerhouse	\$595.00	\$0.00		\$595.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166369	Legal Services - 8 Aetna Street	\$4,950.00	\$0.00		\$4,950.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166371	Legal Services - Tonelle Avenue	\$6,417.20	\$0.00		\$6,417.20
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166372	Legal Services - 665 Ocean Avenue	\$665.00	\$0.00		\$665.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166373	Legal Services - Hampshire	\$18,927.42	\$0.00		\$18,927.42
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166374	Legal Services - Grand Jersey Development	\$664.91	\$0.00		\$664.91
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166375	Legal Services - One Journal Sq/Kushner	\$3,640.00	\$0.00		\$3,640.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166361	Legal Services - 125 Monitor Street	\$840.00	\$0.00		\$840.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166360	Legal Services - BLP	\$6,020.00	\$0.00		\$6,020.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166358	Legal Services - Lowes Theater Matter	\$498.80	\$0.00		\$498.80
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166381	Legal Services - St Lucys	\$7,027.60	\$0.00		\$7,027.60
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166382	Legal Services - 25 Clinton Avenue	\$1,237.50	\$0.00		\$1,237.50
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166383	Legal Services - Port Jersey Second Lead Tra	\$437.50	\$0.00		\$437.50
MCMANIMON, SCOTLAND & BAU	11/18/2019	9/30/2019	165626	Legal Services - 383 8th Street	\$210.00	\$0.00		\$210.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	6/27/2019	162765	Legal Services - 25 Clinton Avenue	\$1,511.50	\$0.00		\$1,511.50
MCMANIMON, SCOTLAND & BAU	11/18/2019	9/30/2019	165641	Legal Services - Eden Wood Pacific Avenue	\$1,814.08	\$0.00		\$1,814.08
MCMANIMON, SCOTLAND & BAU	11/18/2019	7/29/2019	163610	Legal Services - 25 Clinton Avenue	\$1,190.00	\$0.00		\$1,190.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166377	Legal Services - 400 7th Avenue	\$3,960.00	\$0.00		\$3,960.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166378	Legal Services - 550 Johnston Avenue	\$752.50	\$0.00		\$752.50
MCMANIMON, SCOTLAND & BAU	11/18/2019	10/29/2019	166376	Legal Services - Newark Avenue	\$4,182.00	\$0.00		\$4,182.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	9/30/2019	165635	Legal Services - Canal Crossing Greenway	\$472.50	\$0.00		\$472.50
MCMANIMON, SCOTLAND & BAU	11/18/2019	9/30/2019	165616	Legal Services - Park Ave Landing	\$280.00	\$0.00		\$280.00
MCMANIMON, SCOTLAND & BAU	11/18/2019	9/30/2019	165642	Legal Services - Village Townhouse Estates	\$1,020.00	\$0.00		\$1,020.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$99,196.16	\$0.00		\$99,196.16
METLIFE								
METLIFE	11/18/2019	11/7/2019	12/27/19	Deferred Salary Per Salary Per Payroll Period	\$450.00	\$0.00		\$450.00
METLIFE	11/18/2019	11/7/2019	12/13/19	Deferred Salary Per Salary Per Payroll Period	\$450.00	\$0.00		\$450.00
Totals for METLIFE:					\$900.00	\$0.00		\$900.00
ML, INC.								
ML, INC.	11/18/2019	10/31/2019	Application 001	BLP Pavillion Construction	\$363,261.50	\$0.00		\$363,261.50
Totals for ML, INC.:					\$363,261.50	\$0.00		\$363,261.50
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	11/18/2019	11/7/2019	November	Storage Space at Dey Street	\$700.00	\$0.00		\$700.00
Totals for MOISHE'S MOVING SYSTEMS:					\$700.00	\$0.00		\$700.00

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MONACO LOCK COMPANY								
MONACO LOCK COMPANY	11/18/2019	10/16/2019	273124-1	Regular Key Duplicated	\$1.95	\$0.00		\$1.95
				Totals for MONACO LOCK COMPANY:	\$1.95	\$0.00		\$1.95
NEW JERSEY REALTY ADVISORY GRO								
NEW JERSEY REALTY ADVISORY G	11/18/2019	10/15/2019	1483-512	Appraisal Services - 512 Ocean Avenue	\$1,500.00	\$0.00		\$1,500.00
NEW JERSEY REALTY ADVISORY G	11/18/2019	10/15/2019	1483-504	Appraisal Services - 504 Ocean Avenue	\$1,500.00	\$0.00		\$1,500.00
				Totals for NEW JERSEY REALTY ADVISORY GRO:	\$3,000.00	\$0.00		\$3,000.00
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	11/18/2019	10/31/2019	0009364158	Public Notice	\$355.00	\$0.00		\$355.00
				Totals for NJ ADVANCE MEDIA, LLC:	\$355.00	\$0.00		\$355.00
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	11/18/2019	8/31/2019	25860	Financial Advisory Services - General	\$200.00	\$0.00		\$200.00
NW FINANCIAL GROUP, LLC	11/18/2019	9/30/2019	25951	Financial Advisory Services - Cannabis	\$190.00	\$0.00		\$190.00
NW FINANCIAL GROUP, LLC	11/18/2019	8/31/2019	25861	Financial Advisory Svcs - Port Authority Base	\$1,550.00	\$0.00		\$1,550.00
				Totals for NW FINANCIAL GROUP, LLC:	\$1,940.00	\$0.00		\$1,940.00
PETROCCI AGENCY, LLC								
PETROCCI AGENCY, LLC	11/18/2019	10/15/2019	Insurance	Insurance for 51 Crescent Avenue	\$3,632.50	\$0.00		\$3,632.50
				Totals for PETROCCI AGENCY, LLC:	\$3,632.50	\$0.00		\$3,632.50
PHILLIPS,PREISS GRYGIEL, LLC								
PHILLIPS,PREISS GRYGIEL, LLC	11/18/2019	9/30/2019	29679	Research Work - 125 Monitor Street	\$1,567.50	\$0.00		\$1,567.50
PHILLIPS,PREISS GRYGIEL, LLC	11/18/2019	7/31/2019	29322	Research Work - 125 Monitor Street	\$825.00	\$0.00		\$825.00
PHILLIPS,PREISS GRYGIEL, LLC	11/18/2019	8/30/2019	29505	Research Work - 125 Monitor Street	\$375.00	\$0.00		\$375.00
				Totals for PHILLIPS,PREISS GRYGIEL, LLC:	\$2,767.50	\$0.00		\$2,767.50
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	11/18/2019	10/21/2019	665 - HSE	Electric Charges - 665 Ocean Ave HSE	\$78.62	\$0.00		\$78.62
PUBLIC SERVICE ELECTRIC & GAS	11/18/2019	10/21/2019	665 - 3C	Electric Charges - 665 Ocean Ave Apt 3C	\$62.63	\$0.00		\$62.63
PUBLIC SERVICE ELECTRIC & GAS	11/18/2019	10/21/2019	665 - 2C	Electric Charges - 665 Ocean Ave Apt 2C	\$86.74	\$0.00		\$86.74
PUBLIC SERVICE ELECTRIC & GAS	11/18/2019	10/21/2019	665 - 2D	Electric Charges - 665 Ocean Ave Apt 2D	\$91.76	\$0.00		\$91.76
PUBLIC SERVICE ELECTRIC & GAS	11/18/2019	10/21/2019	665 - 3B	Electric Charges - 665 Ocean Ave Apt 3B	\$155.20	\$0.00		\$155.20
PUBLIC SERVICE ELECTRIC & GAS	11/18/2019	10/21/2019	665 - 2B	Electric Charges - 665 Ocean Ave Apt 2B	\$164.18	\$0.00		\$164.18
PUBLIC SERVICE ELECTRIC & GAS	11/18/2019	10/21/2019	665 - 2A	Electric Charges - 665 Ocean Ave Apt 2A	\$219.61	\$0.00		\$219.61
PUBLIC SERVICE ELECTRIC & GAS	11/18/2019	10/21/2019	665 - 3D	Electric Charges - 665 Ocean Ave Apt 3D	\$82.52	\$0.00		\$82.52
PUBLIC SERVICE ELECTRIC & GAS	11/18/2019	10/21/2019	665 - 3A	Electric Charges - 665 Ocean Ave Apt 3A	\$112.47	\$0.00		\$112.47
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$1,053.73	\$0.00		\$1,053.73
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	11/18/2019	11/5/2019	9804488327	Office Supplies	\$1,511.98	\$0.00		\$1,511.98
				Totals for STAPLES CREDIT PLAN:	\$1,511.98	\$0.00		\$1,511.98

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The Law Offices of Wanda Chin Monahan	11/18/2019	11/5/2019	844	Legal Services - Hampshire	\$157.50	\$0.00		\$157.50
				Totals for The Law Offices of Wanda Chin Monahan, LLC:	\$157.50	\$0.00		\$157.50
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	11/18/2019	10/6/2019	5007569833	Monthly Lease Payment - Copier	\$308.55	\$0.00		\$308.55
TOSHIBA FINANCIAL SERVICES	11/18/2019	7/10/2019	2408986	Monthly Lease Payment - Toshiba CopierExt	\$35.00	\$0.00		\$35.00
TOSHIBA FINANCIAL SERVICES	11/18/2019	11/7/2019	Lease	Monthly Lease Payment - Toshiba Copier	\$2,626.10	\$0.00		\$2,626.10
				Totals for TOSHIBA FINANCIAL SERVICES:	\$2,969.65	\$0.00		\$2,969.65
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	11/18/2019	11/5/2019	000000203257900	Annual Site Remediation Fee - Betz-Cerc	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	11/18/2019	10/18/2019	000000203001700	Annual Site Remediation Fee - Droyers Pointe	\$550.00	\$0.00		\$550.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$1,100.00	\$0.00		\$1,100.00
TSIVICOS ENTERPRISES, INC.								
TSIVICOS ENTERPRISES, INC.	11/18/2019	11/1/2019	Application #1	Construction of Skate Park	\$186,837.00	\$0.00		\$186,837.00
				Totals for TSIVICOS ENTERPRISES, INC.:	\$186,837.00	\$0.00		\$186,837.00
United Site Services								
United Site Services	11/18/2019	10/10/2019	0003711099	Restroom Services - BLP	\$2,517.35	\$0.00		\$2,517.35
				Totals for United Site Services:	\$2,517.35	\$0.00		\$2,517.35
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	11/18/2019	11/4/2019	October	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
VERIZON								
VERIZON	11/18/2019	10/23/2019	9840819161	Agency Cellphones	\$407.92	\$0.00		\$407.92
				Totals for VERIZON:	\$407.92	\$0.00		\$407.92
XEROX CORPORATION								
XEROX CORPORATION	11/18/2019	11/6/2019	098633453	Meter Usage - Copier	\$213.65	\$0.00		\$213.65
				Totals for XEROX CORPORATION:	\$213.65	\$0.00		\$213.65
				GRAND TOTALS:	\$899,416.41	\$0.00		\$899,416.41

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 (11/18/2019)
- 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
APPROVING THE PERSONNEL LIST AS OF
NOVEMBER 18, 2019**

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of
Commissioners adopted at their Meeting dated November 18, 2019

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND ASH URBAN DEVELOPMENT, LLC n/k/a ASH URBAN RENEWAL DEVELOPMENT, LLC FOR REDEVELOPMENT IN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) was established as an instrumentality of the City of Jersey City (the “City”) pursuant to the provisions of the Redevelopment Law, and has been designated by the City as the redevelopment entity for the Morris Canal Redevelopment Area (the “Redevelopment Area”); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City enacted by ordinance that certain “Morris Canal Redevelopment Plan” (as subsequently amended, supplemented or succeeded by ordinances of the City, the “Redevelopment Plan”); and

WHEREAS, the Agency and Ash Urban Development, LLC entered into that certain Redevelopment Agreement, dated December 24, 2014 (the “Redevelopment Agreement”), as amended by the First Amendment to the Redevelopment Agreement, dated March 30, 2015, the Second Amendment to the Redevelopment Agreement, dated October 20, 2015, the Third Amendment to the Redevelopment Agreement, dated August 16, 2016, and the Fourth Amendment to the Redevelopment Agreement, dated December 4, 2017; and

WHEREAS, the parties have identified that the Redevelopment Agreement names the redeveloper as Ash Urban Development, LLC, when in fact the redeveloper is legally established as Ash Urban Renewal Development, LLC, which is an urban renewal entity formed and named in accordance with the requirements of applicable law, *see e.g.* N.J.S.A. 40A:20-5(a); and

WHEREAS, the Agency seeks to consent to a Fifth Amendment to the Redevelopment Agreement in order to remedy this discrepancy in the legal name of the redeveloper, as well as the corollary execution of documents relating to same.

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

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

2. The Agency hereby approves entry into a Fifth Amendment to the Redevelopment Agreement establishing the legal name of the redeveloper as Ash Urban Renewal Development, LLC. The terms of the foregoing amendment shall be subject to the review and approval of the Agency's counsel.
3. Following the execution of the foregoing Fifth Amendment to the Redevelopment Agreement, the Agency hereby approves the execution, and recording if applicable, of any other documents providing for the name correction, including but not limited to a new Declaration of Covenants, Conditions, and Restrictions.
4. The Agency further approves any modifications to the foregoing documents that are warranted to address clerical or typographical errors, subject to the review and approval of the Agency's counsel.
5. The Chairman, Vice Chairman, Secretary, and/or Executive Director are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution, including the execution of documents, subject to the review and approval of the Agency's counsel.
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.
7. A copy of this resolution shall be available for public inspection at the offices of the Agency.
8. 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 November 18, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A TRANSFER IN CORPORATE OWNERSHIP BY ASH URBAN DEVELOPMENT LLC n/k/a ASH URBAN RENEWAL DEVELOPMENT, LLC AS REDEVELOPER FOR PROPERTY IN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") was established as an instrumentality of the City of Jersey City (the "City") pursuant to the provisions of the Redevelopment Law, and has been designated by the City as the redevelopment entity for the Morris Canal Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City enacted by ordinance that certain "Morris Canal Redevelopment Plan" as subsequently amended, supplemented or succeeded by ordinances of the City (the "Redevelopment Plan"); and

WHEREAS, the Agency and Ash Urban Development, LLC n/k/a Ash Urban Renewal Development, LLC (the "Redeveloper") entered into that certain Redevelopment Agreement, dated December 24, 2014 (the "Redevelopment Agreement"), as amended by the First Amendment to the Redevelopment Agreement, dated March 30, 2015, the Second Amendment to the Redevelopment Agreement, dated October 20, 2015, the Third Amendment to the Redevelopment Agreement, dated August 16, 2016, the Fourth Amendment to the Redevelopment Agreement, dated December 4, 2017, and the Fifth Amendment to the Redevelopment Agreement, to be executed pursuant to resolution adopted on the same date as this Resolution; and

WHEREAS, the Redeveloper has applied to the Agency requesting a transfer of corporate ownership in the entity to NOZF Acquisitions, LLC or an entity to be formed, as outlined in its amended redevelopment application submitted to the Agency on or about November 4, 2019, which is incorporated by reference (the "Transfer Application"); and

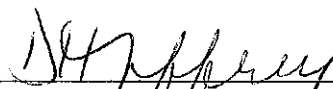
WHEREAS, pursuant to the terms of the Redevelopment Agreement, the Agency is required to consent to such a transfer in membership interest; and

WHEREAS, the Agency has reviewed the request contained in the Transfer Application and deems it to be acceptable.

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

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

2. The Agency hereby approves the Redeveloper's request to complete a transfer in the corporate ownership of the entity as outlined in the Transfer Application.
3. The Chairman, Vice Chairman, Secretary, and/or Executive Director are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution, including the execution of documents, subject only to the review and approval of the Agency's counsel.
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.
5. A copy of this resolution shall be available for public inspection at the offices of the Agency.
6. This resolution shall take effect immediately.



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 November 18, 2019.

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

Reso No. 19-11-*informational*
Item

Special Meeting
November 18, 2019

A G E N D A

INFORMATIONAL ITEM

Lafayette Park Redevelopment Area - By the adoption of Resolution 19-10-14 on October 15, 2019, the Agency designated 342 Johnston Avenue Equities, LLC as Redeveloper of property located on Block 17506, Lot 11 a/k/a 342 Johnston Avenue for the construction of eight (8) story residential building within the Lafayette Park Redevelopment Plan. The Resolution mistakenly reflected the Project to contain approximately fifty-four (54) market rate units as stated in their Application. In fact, the Project will contain fifty-five (55) residential units, not 54, which shall have thirty-one (31) one-bedroom units and twenty-four (24) two bedroom units. Therefore, Resolution 19-10-14 needs to be amended to reflect the correct number of residential units to be fifty-five (55).

Reso No. 19-11-*informational
item*

Special Meeting
November 18, 2019

A G E N D A

INFORMATIONAL ITEM

Miscellaneous - By the adoption of Resolution No. 19-10-21 dated October 15, 2019 (the "Resolution"), the Agency Board of Commissioners authorized execution of a professional services contract with Donohue, Gironda, Doria and Tomkins, LLC (the "Accountant"). Attached to the Resolution was the Accountant's proposal, received on October 10, 2019. This Proposal contained the date of October 18, 2019, which was a typographical error. Subsequent to the meeting, the Accountant provided the Agency with a proposal with the correct date of October 9, 2019.