


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

WHEREAS, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

WHEREAS, the matters to be discussed are : litigation, contract negotiations and personnel matters; and

WHEREAS, the results will be disclosed to the public upon settlement of any litigation matters which were discussed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency approving the Commissioners go into Executive Session to discuss certain matters including pending or potential litigation as well as personnel matters.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 18, 2020

<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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING JANUARY 21, 2020**

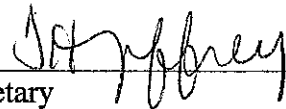
WHEREAS, the Board of Commissioners approved going into closed session at their meeting of January 21, 2020; and

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

2) contract negotiations

3) and personnel

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of January 21, 2020 be approved as presented.


Secretary

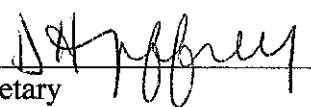
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated February 18, 2020

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 Jones	✓			
Erma D. Greene	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED JANUARY 21, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated January 21, 2020 for their review and approval.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 18, 2020

<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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
FIRST AMENDMENT TO CONTRACT NO. 19-06-JS1 WITH IN-
LINE AIR CONDITIONING COMPANY, INC. FOR HVAC
SERVICES ON PROPERTIES OWNED BY THE AGENCY IN
ALL PROJECT AREAS**

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) is a public body corporate and politic established by the City of Jersey City (the “City”) 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 and that certain Cooperative Pricing System Agreement dated June 22, 2016, the Agency joined the Middlesex Regional Educational Service Commission (“MRESC”) Cooperative pricing system #65MCESCCPS (the “MRESC Cooperative”), a state-approved and accepted cooperative pricing system authorized under *N.J.S.A. 40A:11-11(5)*; and

WHEREAS, MRESC Cooperative awarded that certain HVAC Time and Material Bid #MRESC 15/16-58 (the “MRESC Bid”), set to expire on March 17, 2020, to In-Line Air Conditioning Company, Inc. (“In-Line”) for HVAC services in Hudson County, New Jersey; and

WHEREAS, by Resolution 19-06-5 adopted on June 18, 2019, the Board of Commissioners of the Agency awarded Contract No. 19-06-JS1, attached hereto as Exhibit A (the “Contract”), to In-Line to maintain HVAC systems on Agency-owned properties for a term to expire on March 17, 2020, which term may be extended as permitted by the MRESC Cooperative and applicable law; and

WHEREAS, the Agency has determined that In-Line possesses the requisite expertise and skilled personnel required to continue performing the HVAC maintenance and that, in consideration of all factors, extending the Contract in accordance with the Proposal will be cost-efficient and appropriate; and

WHEREAS, the Agency desires to extend the term of the Contract to May 31, 2021, which term may be further extended as permitted by the MRESC Cooperative and applicable law, and to memorialize such extension in a First Amendment to the Contract (“First Amendment”); and

WHEREAS, except as authorized herein, all other terms and conditions of the Contract shall remain in full force and effect, including but not limited to the previously authorized Contract amount not to exceed \$150,000.00, payable at the rates set by the MRESC Cooperative, which are set forth in the Contract; and

WHEREAS, notwithstanding the foregoing, the herein authorization of the First Amendment shall be conditioned upon and subject to extension of the MRESC Bid expiration date by the MRESC Cooperative's Board of Directors; and

WHEREAS, notice of the intent to amend the Contract 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 a First Amendment to the Contract such that the term will expire on May 31, 2021, which term may be further extended as permitted by the MRESC Cooperative and applicable law.

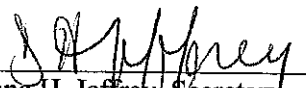
Section 3. Except as authorized herein, all other terms and conditions of the Contract shall remain unchanged and in full force and effect, including but not limited to the previously authorized amount not to exceed \$150,000, payable at the rates set by the MRESC Cooperative, which are set forth in the Contract.

Section 4. The herein authorization of the First Amendment is conditioned upon and subject to the MRESC Cooperative Board of Directors' approval of an extension of the MRESC Bid expiration date.

Section 5. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver the Contract authorized herein and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 6. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate this Resolution and the Contract authorized herein, in consultation with counsel.

Section 7. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of February 18, 2020.

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



Heating & Air Conditioning Company

85 East 21st Street

Bayonne, N.J. 07002

(201) 339-8122 service@inlinenj.com

Master HVAC License #'s 19HC00505500 / 19HC00505600

JC Redevelopment Agency

66 York Street

2nd Floor

Jersey City NJ 07302-3821

HVAC PROPOSAL

Proposal #: 0000054674

Proposal Date: 2/6/2020

Tech / IL Rep: Matt Dorans

Client Location:

JC Redevelopment Agency

66 York Street

Jersey City NJ 07302

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

Qty	Price	Amt
1.00	150,000.00	150,000.00

Description of Work:

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

Emergency Service & Response:

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

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

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



NJ State Approved Co-Op #65MCESCOPS
HVAC Bid # MRESC 15/16-58 EXTENSION

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

Coop@escnj.k12.nj.us
www.escnj.k12.nj.us

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

All work has been quoted in accordance with ESCNJ Bid # MRESC 15/16-58 Bid Term 3/18/2016 - 3/17/2020 EXTENTION.

Please provide a copy of an authorized purchase order and sign below to authorize this work. All quotes valid for 30 days.

Signature: _____ PO#: _____

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND EXTENSION OF THE DESIGNATION OF 550 JOHNSTON AVENUE, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 15401, LOT 1 AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 550 JOHNSTON AVENUE WITHIN THE BEACON REDEVELOPMENT AREA

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

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

WHEREAS, on April 16, 2019, by Resolution No. 19-04-04, the JCRA designated 550 Johnston Avenue, LLC ("Redeveloper") as redeveloper for the development of property located at Block 15401, Lot 1, commonly known as 550 Johnston Avenue ("Property"), located within the Beacon Redevelopment Area and subject to the Beacon Redevelopment Plan, for a period of one hundred and twenty (120) days ending on August 14, 2019, which date could be extended for an additional thirty (30) days in the sole discretion of the Executive Director of the JCRA; and

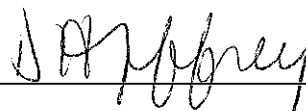
WHEREAS, on September 24, 2019, by Resolution No. 19-09-06, the JCRA granted the Redeveloper an extension of its designation to January 11, 2020, with one (1) additional period of thirty (30) days through February 11, 2020, which has since expired; and

WHEREAS, the parties are close to finalizing an acceptable redevelopment agreement, the JCRA wishes to grant a second extension of the Redeveloper's designation as redeveloper of the Property for a period of one hundred twenty (120) days until June 9, 2020.

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 designation as redeveloper of the Property previously granted and extended to Redeveloper is hereby extended a second time until June 9, 2020 to allow the JCRA and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

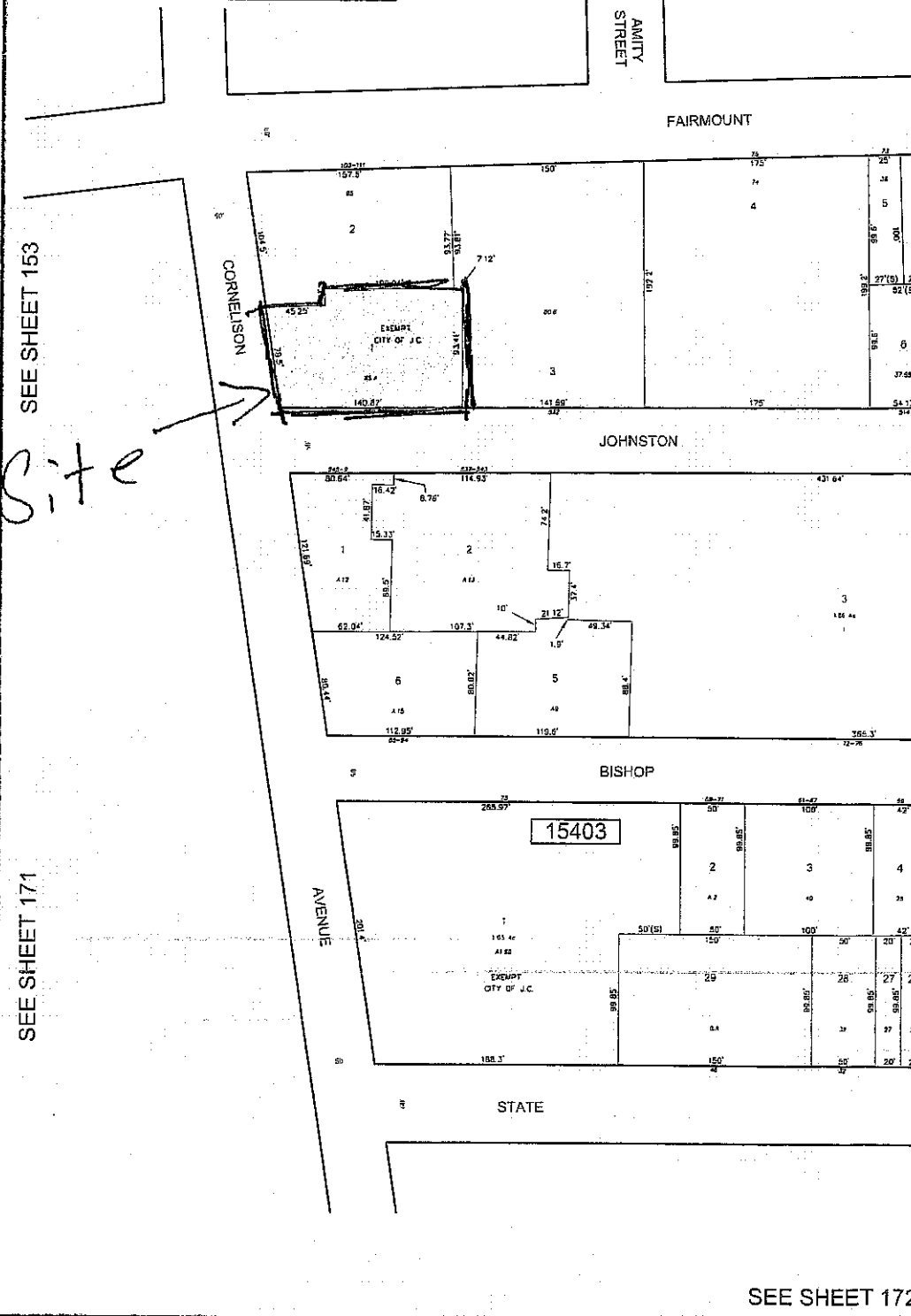
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to take all actions and to execute any and all documents necessary to effectuate this resolution, in consultation with counsel.
4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2020.

<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	✓			

REVISIONS				
DATE	BY	LIC. NO.	BLOCK	LOT
10/20/10	CHARLES A. ATKINSON	33994		



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC AND GARFIELD JC PARTNERS, LLC FOR THE REDEVELOPMENT OF BLOCK 21501, LOTS 16, 17, 18, 19 AND 20, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 2 DAKOTA STREET, 70 CATERET AVENUE, 880 GARFIELD AVENUE, 884 GARFIELD, AND 900 GARFIELD WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

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

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

WHEREAS, Hampshire Urban Renewal Redevelopment, LLC and Garfield JC Partners, LLC (collectively, the “**Redeveloper**”) and the Agency are parties to that certain Amended and Restated Redevelopment Agreement dated August 22, 2018 (the “**Restated Agreement**”) for Agency-owned property, identified on the tax maps of the City as Block 21501, Lots 16, 17, 18 and 19 (the “**Escrow Parcels**”), and property owned by the Redeveloper’s managing member, identified on the tax maps of the City as Block 21501, Lot 20 (the “**Redeveloper Parcel**”; together with the Escrow Parcels, the “**Property**”); and

WHEREAS, Redeveloper and the Agency have determined that it is in their best interests to convey to the City a portion of the Escrow Parcels and a portion of the Redeveloper Parcel, being portions of Block 21501, Lots 18, 19 and 20 (the “**Dedication Parcels**”), to be added to the right of way of Garfield Avenue; and

WHEREAS, in order to effectuate the expansion of the Garfield Avenue right of way, it is necessary that the Redeveloper obtain a subdivision to create the areas consisting of the Dedication Parcels; and

WHEREAS, the Agency wishes to enter into a First Amendment to the Restated Agreement (the “**First Amendment**”), on file with the Agency, to reflect the parties’ understanding; and

WHEREAS, pursuant to the First Amendment, the Agency, as owner of a portion of the Dedication Parcels, will be transferring such portion to the City; and

WHEREAS, the Agency also wishes the Board to authorize the transfer of the Agency-owned portion of the Dedication Parcels to the City in accordance with the First Amendment, and to take certain actions and execute certain documents in furtherance thereof,

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

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

Section 2. The Board of Commissioners hereby authorizes the First Amendment to allow for the transfer of the Dedication Parcels, subdivision involving the Dedication Parcels, and other related actions necessary to create additions to the right of way of Garfield Avenue.

Section 3. (a) The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the First Amendment, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same and to close on the conveyance of applicable portions of the Dedication Parcels. Said authorization includes accepting any and all associated documents from the Redeveloper, and the execution and delivery of any documents by the Agency, required to effectuate said sale and transfer.

(b) The Chairman, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Redevelopment Agreement as revised by the First Amendment, including but not limited to the subdivision application forms and similar documents, subdivision deeds or a subdivision plat, as applicable, one or more Deed(s) to the Dedication Parcels, and any other necessary documents and/or agreements between the Agency and/or the Redeveloper and/or the City, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency. Said authorization includes accepting any and all associated documents from the Redeveloper and/or the City, and executing and delivering any documents, required to effectuate the purposes of this Resolution and the Redevelopment Agreement, as amended by the First Amendment.

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

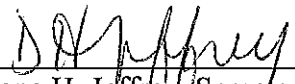
(d) The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director, as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

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

Section 5. A copy of this resolution shall be available for public inspection at the offices of the Agency.

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on February 18, 2020.

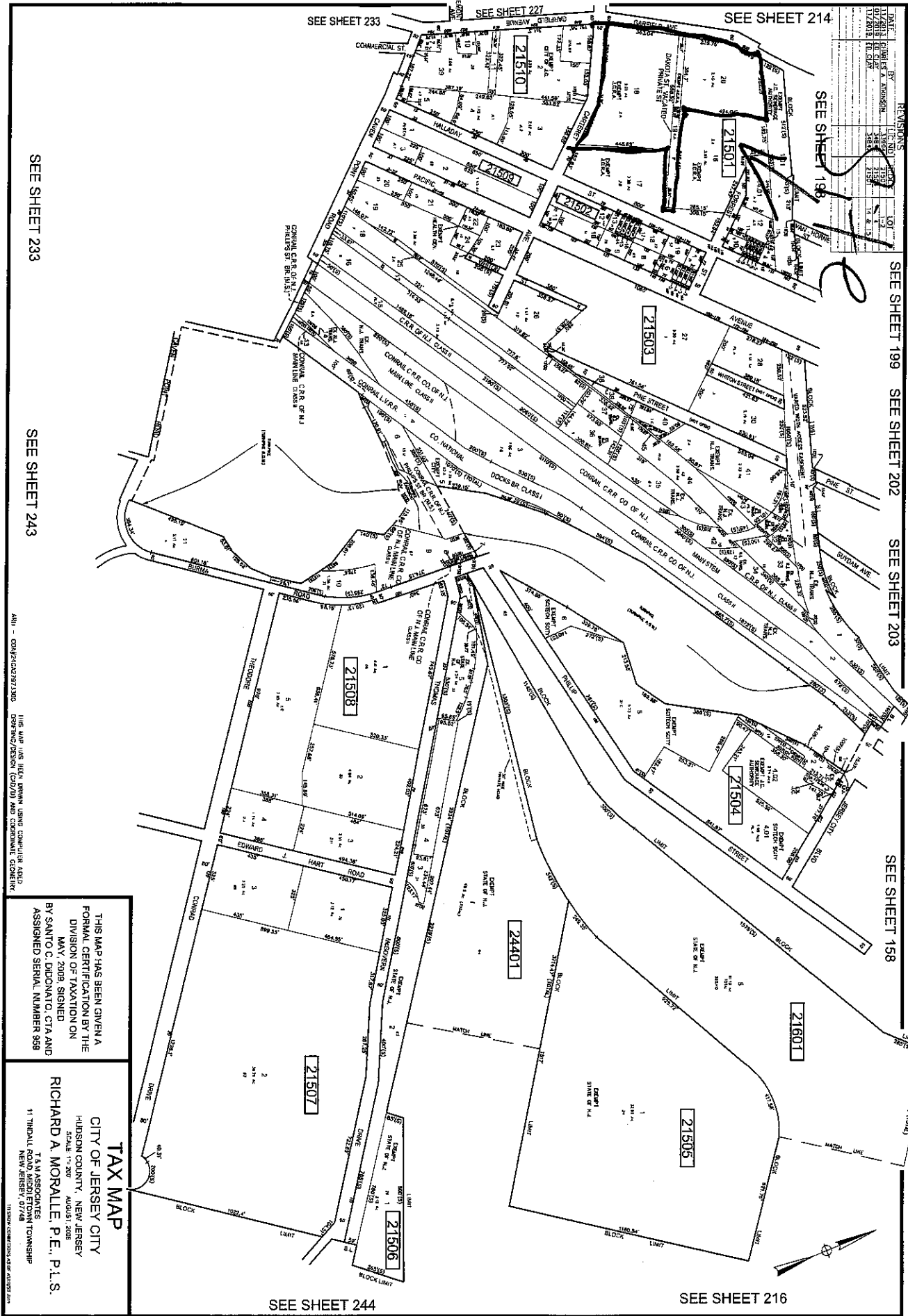

Diana H. Jeffrey, Secretary

<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	✓			
Erma D. Greene	✓			
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

DATE	BY	DESCRIPTION
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07/20/08	ST. ANTHONY	1.99
07/20/08	ST. ANTHONY	2.00

SEE SHEET 199 SEE SHEET 202 SEE SHEET 203

SEE SHEET 158



SEE SHEET 233

SEE SHEET 243

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DESIGN (CAD) AND COMPASSION SOFTWARE.

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2008, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 558

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 200' AUGUST, 2008

RICHARD A. MORALLE, P.E., P.L.S.
TAX ASSOCIATES
11 TINDALL ROAD, BEDDENTOWN, NJ 07008
NEW JERSEY, 07148

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF CARA SQUARED, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3 AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 133, 137, AND 141 KEARNEY AVENUE WITHIN THE GREEN VILLA REDEVELOPMENT AREA

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

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

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

WHEREAS, the Board subsequently adopted Resolution 19-10-9 on October 15, 2019 extending the designation of Cara Squared, LLC as the redeveloper for the Property for an additional term of ninety (90) days expiring on January 30, 2020, with the right of the Executive Director to provide Cara Squared, LLC with one thirty (30) day extension beyond that deadline in her sole discretion; and providing that if the parties did not enter into a mutually agreeable redevelopment agreement within this extended deadline, the designation of Cara Squared, LLC as the redeveloper for this Property would automatically expire without any need for further action by the Board; and

WHEREAS, the Executive Director granted a thirty (30) day extension to Cara Squared, LLC extending the deadline for entry into a mutually agreeable redevelopment agreement to February 29, 2020; and

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

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

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

Section 2. The designation of Cara Squared, LLC as the redeveloper of the Property is hereby extended for an additional term of one hundred twenty (120) days expiring on June 30, 2020, unless extended for a period of no more than thirty (30) additional days by the Executive Director in her sole discretion.

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

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

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

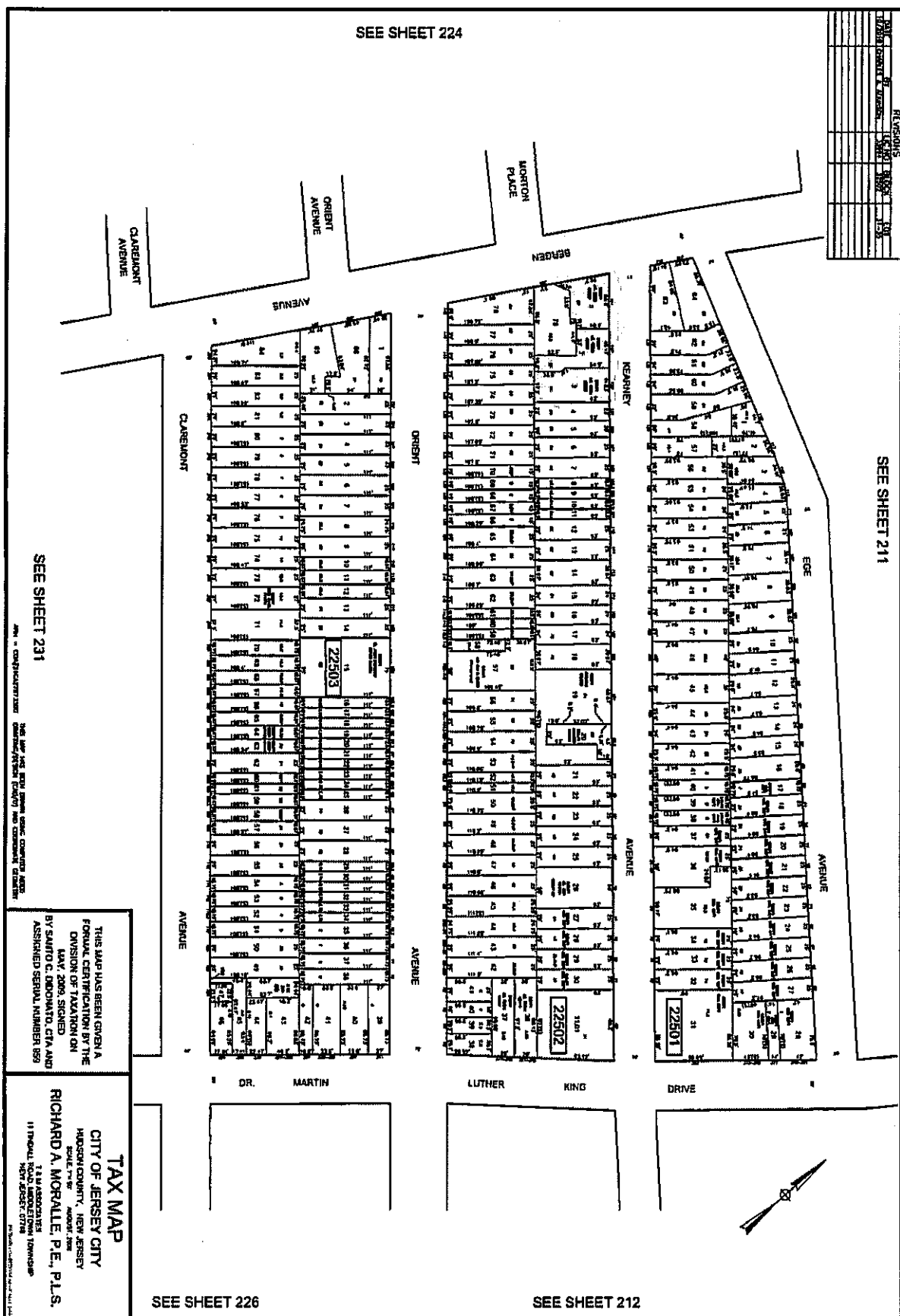
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2020.



 DIANA H. JEFFREY, SECRETARY

Block	Lot	Area	Owner
100	1	1.00	100
100	2	1.00	100
100	3	1.00	100
100	4	1.00	100
100	5	1.00	100
100	6	1.00	100
100	7	1.00	100
100	8	1.00	100
100	9	1.00	100
100	10	1.00	100
100	11	1.00	100
100	12	1.00	100
100	13	1.00	100
100	14	1.00	100
100	15	1.00	100
100	16	1.00	100
100	17	1.00	100
100	18	1.00	100
100	19	1.00	100
100	20	1.00	100
100	21	1.00	100
100	22	1.00	100
100	23	1.00	100
100	24	1.00	100
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100	45	1.00	100
100	46	1.00	100
100	47	1.00	100
100	48	1.00	100
100	49	1.00	100
100	50	1.00	100
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100	52	1.00	100
100	53	1.00	100
100	54	1.00	100
100	55	1.00	100
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100	81	1.00	100
100	82	1.00	100
100	83	1.00	100
100	84	1.00	100
100	85	1.00	100
100	86	1.00	100
100	87	1.00	100
100	88	1.00	100
100	89	1.00	100
100	90	1.00	100
100	91	1.00	100
100	92	1.00	100
100	93	1.00	100
100	94	1.00	100
100	95	1.00	100
100	96	1.00	100
100	97	1.00	100
100	98	1.00	100
100	99	1.00	100
100	100	1.00	100

SEE SHEET 211



SEE SHEET 224

SEE SHEET 231

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 DEPARTMENT OF TREASURY
 MAY 2009, SIGNED
 BY SAITO C. DI DONATO, CPA AND
 ASSIGNED SERIAL NUMBER 859

225

225

SEE SHEET 226

SEE SHEET 212

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAJIV SOIN AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 23202, LOT 75 AND COMMONLY KNOWN BY THE STREET ADDRESS 284 MARTIN LUTHER KING, JR. DRIVE 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 the same may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

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

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

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

WHEREAS, on January 15, 2019, the Jersey City Redevelopment Agency (the “**Agency**”) adopted Resolution No. 19-01-11 conditionally designating Rajiv Soin, (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution 19-10-10; and

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

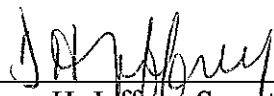
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

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

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

Section 4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

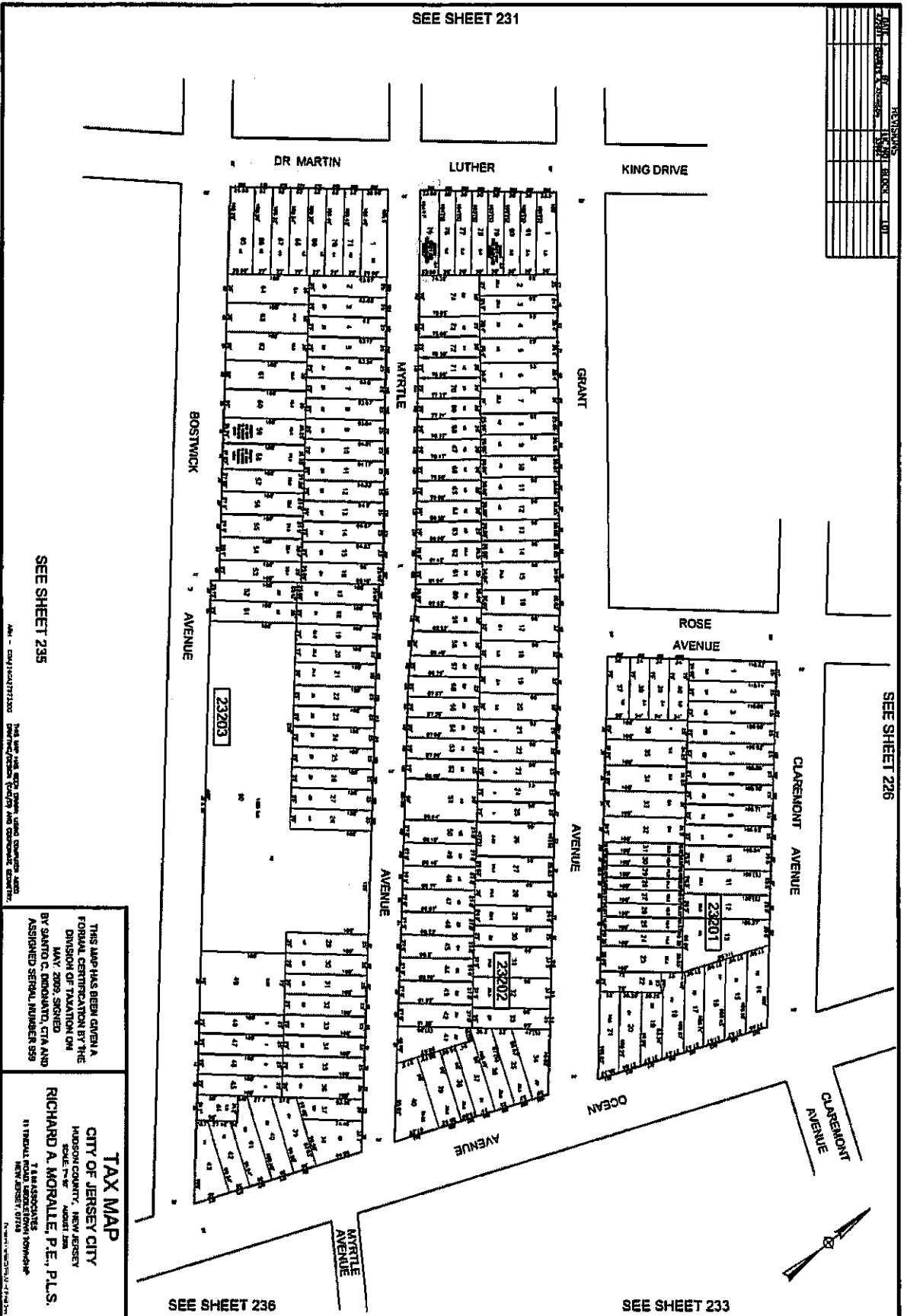
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2020.

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

LOT	AREA	ACRES	BLK	LOT
1	1.00	0.00	101	
2	1.00	0.00	102	
3	1.00	0.00	103	
4	1.00	0.00	104	
5	1.00	0.00	105	
6	1.00	0.00	106	
7	1.00	0.00	107	
8	1.00	0.00	108	
9	1.00	0.00	109	
10	1.00	0.00	110	
11	1.00	0.00	111	
12	1.00	0.00	112	
13	1.00	0.00	113	
14	1.00	0.00	114	
15	1.00	0.00	115	
16	1.00	0.00	116	
17	1.00	0.00	117	
18	1.00	0.00	118	
19	1.00	0.00	119	
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26	1.00	0.00	126	
27	1.00	0.00	127	
28	1.00	0.00	128	
29	1.00	0.00	129	
30	1.00	0.00	130	
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38	1.00	0.00	138	
39	1.00	0.00	139	
40	1.00	0.00	140	
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57	1.00	0.00	157	
58	1.00	0.00	158	
59	1.00	0.00	159	
60	1.00	0.00	160	
61	1.00	0.00	161	
62	1.00	0.00	162	
63	1.00	0.00	163	
64	1.00	0.00	164	
65	1.00	0.00	165	
66	1.00	0.00	166	
67	1.00	0.00	167	
68	1.00	0.00	168	
69	1.00	0.00	169	
70	1.00	0.00	170	
71	1.00	0.00	171	
72	1.00	0.00	172	
73	1.00	0.00	173	
74	1.00	0.00	174	
75	1.00	0.00	175	
76	1.00	0.00	176	
77	1.00	0.00	177	
78	1.00	0.00	178	
79	1.00	0.00	179	
80	1.00	0.00	180	
81	1.00	0.00	181	
82	1.00	0.00	182	
83	1.00	0.00	183	
84	1.00	0.00	184	
85	1.00	0.00	185	
86	1.00	0.00	186	
87	1.00	0.00	187	
88	1.00	0.00	188	
89	1.00	0.00	189	
90	1.00	0.00	190	
91	1.00	0.00	191	
92	1.00	0.00	192	
93	1.00	0.00	193	
94	1.00	0.00	194	
95	1.00	0.00	195	
96	1.00	0.00	196	
97	1.00	0.00	197	
98	1.00	0.00	198	
99	1.00	0.00	199	
100	1.00	0.00	200	

SEE SHEET 226

232



232

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF RAJIV SOIN AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 22605, LOT 1 AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 336-340 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("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, Rajiv Soin ("**Redeveloper**") submitted an application to the JCRA to be designated redeveloper of Block 22605, Lot 1, commonly known as 336-340 Martin Luther King, Jr. Drive ("**Property**"), within the Jackson Hill Redevelopment Plan area and made a public presentation to the JCRA at its January 21, 2020 meeting whereby the Redeveloper proposed the development of a six (6) story mixed use building containing two (2) commercial units on the ground floor and approximately thirty-seven (37) residential units ("**Project**"); and

WHEREAS, the JCRA wishes to designate the Redeveloper the redeveloper of the Property for the purposes of completing the Project subject to entry of a redevelopment agreement within one hundred and twenty (120) days to expire on June 30, 2020, which may be extended administratively at the sole discretion of the JCRA's Executive Director for a period of thirty (30) days to July 30, 2020.

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 Redeveloper is hereby designated as the redeveloper of the Property subject to entry of an acceptable redevelopment agreement with the JCRA within one hundred and twenty (120) days to expire on June 30, 2020, which may be extended administratively at the sole discretion of the JCRA's Executive Director for a period of thirty (30) days to July 30, 2020.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to take all actions and to execute any and all documents necessary to effectuate this resolution, in consultation with counsel.

4. This Resolution shall take effect immediately.


 DIANA H. JEFFREY, SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of February 18, 2020.

<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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF PROPERTY OWNED BY THE AGENCY TO THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 22602, LOT 13, MORE COMMONLY KNOWN BY THE STREET ADDRESS 14-16 ORIENT AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT PLAN 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 permits a redevelopment entity to acquire or transfer property in order to carry out and effectuate the purposes of the Redevelopment Law; and

WHEREAS, the Agency is the owner of certain parcel identified as Block 22602, Lot 13, on the official tax maps of the City, commonly known by the street address of 14-16 Orient Avenue (the “**Property**”); and

WHEREAS, these being the same premises conveyed by Corrective Consent Order HUD-C-100-09 dated July 28, 2010 recorded on August 3, 2010 in Deed Book 8745 at Page 682, which vested title in the Jersey City Redevelopment Agency; and

WHEREAS, by Ordinance 12-096, adopted on August 1, 2012 (the “**City Ordinance**”), the City authorized acceptance of the conveyance of the Property from the Agency to the City of Jersey City for a municipal public purpose such as a firehouse; and

WHEREAS, the transfer is made for the nominal consideration of One Dollar (\$1.00); and

WHEREAS, the Jersey City Redevelopment Agency makes no promises as to ownership or title, but simply transfers whatever interest the Jersey City Redevelopment Agency has to the City of Jersey City, specifically, but not by way of limitation, subject to any public easements or rights of way.

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 conveyance of title to the Property to 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 a deed to the City and such other 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.

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 February 18, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 25001, LOT 66 MORE COMMONLY KNOWN BY THE STREET ADDRESS 204 STEGMAN STREET AND IDENTIFIED AS BLOCK 25001, LOT 68 AND 70 (A/K/A LOT 68.01) MORE COMMONLY KNOWN BY THE STREET ADDRESS 174-178 MARTIN LUTHER KING JR., DRIVE 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 the same may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

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

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

WHEREAS, certain properties identified on the City’s tax maps as Block 25001, Lots 66 and 68.01, also known as 204 Stegman Street and 174-178 Martin Luther King Jr. Drive, respectively (collectively, the “**Property**”), are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on January 16, 2018, the Agency adopted Resolution No. 18-01-08 (the “**Designation Resolution**”) conditionally designating Webb Washington Community Development Corporation, a nonprofit corporation of the State of New Jersey (the “**Redeveloper**”), as redeveloper of the Property, which designation was subsequently extended on September 24, 2019, by Resolution No. 19-09-09; and

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

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

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

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

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

Section 4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

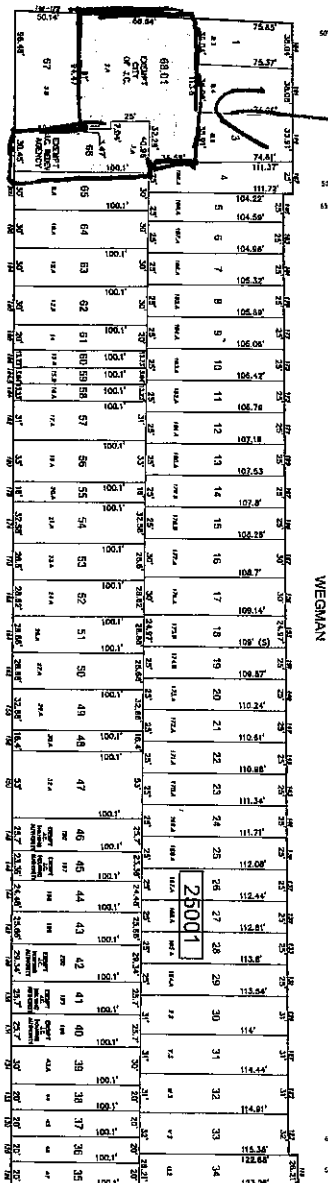
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2020.

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

SEE SHEET 240

DR. MARTIN LUTHER KING JR. DRIVE

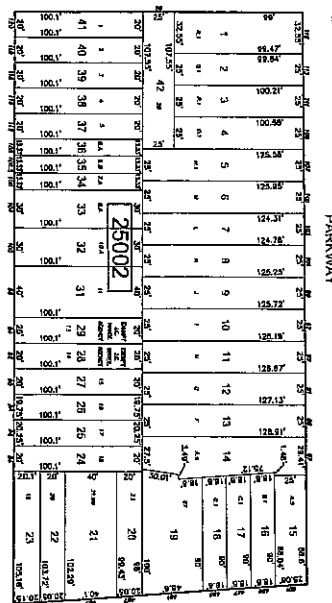
Site



WEGMAN

2500

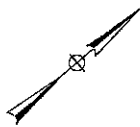
VAN CLEEF STREET



PARKWAY

25002

OCEAN AVENUE



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A LICENSE AGREEMENT WITH WILLOW RUN CONSTRUCTION TO ENTER ONTO THE AGENCY'S PROPERTY LOCATED AT 336-340 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA.

WHEREAS, the Jersey City Redevelopment Agency owns certain property located at Block 22605, Lot 1, more commonly known as 336-340 Martin Luther King Jr. Dr., Jersey City, New Jersey 07305 (the "Premises"); and

WHEREAS, Willow Run Construction ("WRC") is presently engaged in certain construction activities at a building located on property commonly known as 332-334 Martin Luther King Jr. Dr., Jersey City, New Jersey 07305 (the "Adjacent Premises"), which is on the property adjacent to the Premises; and

WHEREAS, the Fire Department of the City of Jersey City has required the owner of the Adjacent Premises to have a fire escape affixed to the building on Adjacent Premises; and

WHEREAS, WRC's construction operations at the Adjacent Premises includes, but is not limited to, affixation of a fire escape to the building on Adjacent Premises; and

WHEREAS, WRC wishes to gain access to the Premises in order to facilitate WRC's construction activities, including affixation of the fire escape to the building on Adjacent Premises for a term not to exceed 30 days as of the date of adoption of the within resolution; and

WHEREAS, the JCRA and WRC wish to formalize the grant of access to the Premises by the WRC, by way of a written License Agreement; and

WHEREAS, a copy of the proposed License Agreement is attached hereto, which permits WRC limited access to the Premises, pursuant to the terms and conditions set forth therein.


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

- 1) The above recitals are incorporated herein as if set forth at length.
- 2) The Agency shall endeavor to negotiate and enter into a License Agreement, providing WRC access to the Premises subject to certain terms and conditions.
- 3) The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and execute all documents necessary to effectuate this Resolution, in consultation with counsel.

- 4) This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of February 18, 2020.

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 Jones	✓			
Erma D. Greene	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			


Diana H. Jeffrey, Executive Director

LICENSE AGREEMENT

This Agreement (the "Agreement") made as of February 4, 2020 (the "Effective Date") between Willow Run Construction, a construction contractor (the "Licensee") with offices at 67 Pollock Avenue, Jersey City, New Jersey 07305 and the Jersey City Redevelopment Agency, a body corporate and politic of the State of New Jersey (hereinafter "Licensor") with offices at 66 York Street, Floor 3, Jersey City, New Jersey 07302.

WITNESSETH:

WHEREAS, the Licensor owns certain property commonly known as 336-340 Martin Luther King Jr. Dr., Jersey City, New Jersey 07305 (the "Premises"); and

WHEREAS, the Licensee is presently engaged in certain construction work at property commonly known as 332-334 Martin Luther King Jr. Dr., Jersey City, New Jersey 07305 (the "Adjacent Premises"), which is adjacent to the Premises; and

WHEREAS, the Licensee's construction operations at the Adjacent Premises includes, but is not limited to, affixation of a fire escape to the Adjacent Premises; and

WHEREAS, the Licensee wishes to gain access to the Premises in order to facilitate Licensee's construction activities at the Adjacent Premises for a term of not to exceed 30 days as of the date of adoption of the Board Resolution; and

WHEREAS, the Licensee and Licensor wish to formalize such access to the Premises by the Licensee; and

WHEREAS, by this agreement, the Licensee is permitted to access the Premises, subject to the terms and conditions of this Agreement as set forth below.

NOW, THEREFORE, in consideration for the promises and covenants set forth herein and for other good and valuable consideration, the parties hereby agree to the following terms and conditions:

1. The Licensee may access the Premises for the sole purpose of conducting construction activities with respect to the Adjacent Premises.
2. Upon completion of its construction activities that require access to the Premises, the Licensee will no longer be permitted to access the Premises and must immediately and permanently cease such access.
3. The Licensor reserves the right to terminate this Agreement in whole or in part, at its sole discretion, upon giving twenty-four (24) hours written notice to Licensee.
4. Any damage to the Premises or property owned by or under the jurisdiction of the Licensor resulting from or in any way arising out of the use of the Premises by the Licensee will be promptly repaired by the Licensee at its own cost and expense. If the Licensor requests that the Licensee make a repair, and if the Licensee fails to make such

repairs within a reasonable time after being requested to do so, the Licensor shall have the right to make such repairs and the Licensee agrees to reimburse the Licensor for all costs and expenses thereof.

5. The Licensee agrees to assume any and all risk of loss or damage of any kind whatsoever, including any injury or death of any person, including wrongful death, or loss of damage to property, arising out of the Licensee's use of the Premises, or as a result of the Licensor's alleged acts/omissions/palpably unreasonable conduct with respect to the Premises.
6. The Licensee agrees to defend, indemnify and hold harmless the Licensor, its officers, directors, employees, members, managers, agents, attorneys and insures from and against any and all claims, suits and demands based upon or arising out of the Licensee's use of the Premises including such claims, suits and demands based on the Licensor's alleged acts/omissions/palpably unreasonable conduct with respect to the Premises, and for all costs and expenses incurred by them in the defense, settlement and/or satisfaction of any such claims, including attorneys' fees and costs of suit. If so directed, the Licensee shall, at no cost or expense to the Licensor, defend Licensor against such claims.
7. Nothing herein contained shall be understood or construed to create or grant any benefits, rights or property interests to any third party, unless the person claiming such rights is identified herein and the rights claimed are expressly set forth herein.
8. The Licensor shall not be responsible for any injury, loss or theft sustained by the Licensee, its agents, invitees, licensees, servants, employees or independent contractors, arising out of the Licensee's use of the Premises.
9. The Licensor makes no representations or warranties regarding the condition of the Premises. The Licensor expressly disclaims, and the Licensee expressly waives, all implied warranties, including without limitation, any warranty of suitability or fitness of the Premises for any use or purpose. The Licensee acknowledges the Premises will be "as is" condition, and the Licensor has no obligation to engage in any repair and/or improvement, to facilitate the Licensee's use of the Premises.
10. Upon completion of its work at the Premises, the Licensee shall leave the Premises in substantially the same condition as it was at the inception of this Agreement.
11. The Licensor is required to obtain the following insurance, in the kinds and minimum amounts described herein, naming the Licensee as an Additional Insured on all such policies (except Workers' Compensation) for any and all losses arising out of the Licensor's use of the Premises, regardless of whether a cause of such loss included in whole, or in part, the alleged negligent acts/omissions or palpably unreasonable conduct of the Licensor:

- a. Comprehensive General Liability and Auto Liability in the amount of \$5,000,000 per occurrence and aggregate;
 - b. Workers' Compensation in the amount statutorily required in the State of New Jersey, and Employers' Liability in the amount of \$1,000,000.
12. Evidence of the existence of all insurance required hereunder, and the Licensee's status as an Additional Insured on such required insurance, will be provided to Licensee prior to commencement of Licensee's entry upon the Premises, in the form of a Certificate of Insurance.
13. All accidents or injuries to persons, or any damage to property, occurring during Licensee's use of the Premises shall be immediately reported to the Licensor by the Licensee.
14. All notices between the parties hereto shall be in writing and addressed and delivered to:

Licensor:	Diana Jeffrey, Esq. Executive Director Jersey City Redevelopment Agency 66 York St. 3 rd Floor Jersey City, New Jersey 07302
Licensee:	Nick Zaccaria Willow Run Construction 67 Pollock Avenue Jersey City, New Jersey 07305
15. This Agreement is non-transferable by either the Licensee or Licensor.
16. Any and all violations of the terms and conditions of this Agreement shall be considered just and proper cause for immediate cancellation and termination of this Agreement by either party upon such written notice of termination provided to the defaulting party in accordance with Paragraph 14.
17. In addition to all rights and remedies to which Licensor may be entitled at law or in equity, in the event that Licensee defaults in any way of its obligations under this Agreement, Licensor shall have the right, upon notice to the Licensee, to immediately terminate this Agreement and the license granted hereunder, and Licensor shall have the

right, at its option, to re-enter the Premises and to remove all persons, property and equipment of the Licensee, at the sole cost and expense of the Licensee.

18. This Agreement may be executed in counterparts, which of which shall be deemed an original and shall constitute one and the same instrument.
19. This Agreement shall be governed and construed in accordance with the laws of the State of New Jersey.
20. If any provision of this Agreement shall be deemed unenforceable as a matter of law, it shall be severed from the remainder of the Agreement and the remainder of the Agreement shall remain in full force and effect.
21. This Agreement represents the entirety of the Agreement between the Parties. This Agreement may not be modified in whole or in part except by written agreement among the Parties.

JERSEY CITY REDEVELOPMENT AGENCY

(Licensor)

By: _____

Diana H. Jeffrey, Esq.

Executive Director

Date: _____

Attest: _____

WILLOW RUN CONSTRUCTION

(Licensee)

By: _____

Date: _____

Attest: _____

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A CONTRACT WITH 21 CONTRACTING
LLC FOR FENCING SERVICES AT PROPERTY LOCATED
AT 25 CLINTON AVENUE WITHIN THE SCATTER SITE
REDEVELOPMENT AREA AND PROPERTY LOCATED AT
558 COMMUNIPAW AVENUE WITHIN THE JACKSON HILL
REDEVELOPMENT AREA**

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 Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, the City has designated certain areas known as the Scatter Site Redevelopment Area (the "**Scatter Site Redevelopment Area**") and the Jackson Hill Redevelopment Area (the "**Jackson Hill Redevelopment Areas**") as areas in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the City has enacted the Scatter Site Redevelopment Plan (as amended and supplemented from time to time, the "**Scatter Site Redevelopment Plan**"), and the Jackson Hill Redevelopment Plan (as amended and supplemented from time to time, the "**Jackson Hill Redevelopment Plan**"), in order to effectuate the redevelopment of the Scatter Site Redevelopment Area and the Jackson Hill Redevelopment Area, respectively; and

WHEREAS, the Agency owns certain property located within the Scatter Site Redevelopment Area identified as Block 18801, Lot 5 on the official tax maps of the City, commonly known as 25 Clinton Avenue (the "**Agency Property**"); and

WHEREAS, the City owns certain property located within the Jackson Hill Redevelopment Area identified as Block 18602, Lot 8 on the official tax maps of the City, commonly known as 558 Communipaw Avenue (the "**City Property**" and, together with the Agency Property, the "**Property**")

WHEREAS, the Property requires certain fencing improvements and installation; and

WHEREAS, the Agency has received quotes from 21 Contracting LLC, on file with the Agency (the "**Proposals**"), to perform the fencing services described in the Proposals; and

WHEREAS, in accordance with *N.J.S.A. 40A:11-3*, the total amount of the Proposals, \$5,500.00, does not exceed the Agency's public bid threshold of \$40,000.00; and

WHEREAS, the Agency desires to authorize a 10% contingency amount, for a total fencing improvement cost not to exceed \$6,050.00,

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

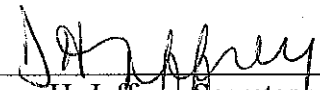
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Agency is hereby authorized to enter into a contract with 21 Contracting LLC for fencing services at the Property in accordance with the Proposals for a contract amount not to exceed \$6,050.00, which amount includes a 10% contingency amount.

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

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

Section 5. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of February 18, 2020.

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 Jones	✓			
Erma D. Greene	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

01/24/2020

QUOTE: 249

To
J.C.R.A.
66 York Street
Jersey City, N.J. 07302

Ship To
philo@jcnj.org

Instructions
551-256-2265

Quantity	Description	Unit Price	Total
Location:	- 25 Clinton Ave #1		
Scope:	- To remove existing 4ft gate entrance		
	And replace new gate entrance with post		
	Resetting, also repair 60ft of sagging fence		
	By adding 5 post and top rails in needed		
	areas		
Subtotal			\$2,600.00
Sales Tax			
Shipping & Handling			
Total Due			\$2,600.00

Due upon receipt

Thank you for your business!

21 CONTRACTING LLC

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

56 Bergen Avenue
Jersey City, N.J. 07305

13VH08519200
Call21pros@gmail.com



01/24/2020

QUOTE: 251

To
J.C.R.A.
66 York Street
Jersey City, N.J. 07302

Ship To
philo@jcnj.org

Instructions
551-256-2265

Quantity	Description	Unit Price	Total
Location:	- 558 Communipaw Ave		
Scope:	- Install new Gate entrance		
	25ft opening and add 4 No Parking signs		
	(2 X3) metallic signs along fence.		
Subtotal			\$2,900.00
Sales Tax			
Shipping & Handling			
Total Due			\$2,900.00

Due upon receipt

Thank you for your business!

21 CONTRACTING LLC

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

56 Bergen Avenue
Jersey City, N.J. 07305

13VH08519200
Call21pros@gmail.com



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN ESTOPPEL AGREEMENT WITH STERLING NATIONAL BANK FOR THE REDEVELOPMENT OF 687 OCEAN AVENUE, 4 ORIENT AVENUE, 61 VIRGINIA AVENUE, 421 DR. MARTIN LUTHER KING DRIVE AND 3 VIRGINIA 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, Ocean MLK Urban Renewal Associates, L.P. (“**Ocean MLK**”), is the owner of certain property located at 687 Ocean Avenue, 4 Orient Avenue, 61 Virginia Avenue, 421 Dr. Martin Luther King Drive And 3 Virginia Avenue (the “**Property**”) located within the Jackson Hill Redevelopment Area as set forth more particularly in the Jackson Hill Redevelopment Plan (the “**Redevelopment Plan**”); and

WHEREAS, Ocean MLK and the Agency are parties to that certain Amended and Restated Redevelopment Agreement dated May 25, 2017 and recorded in the Office of the Hudson County Register on July 10, 2017 in Deed Book 9217 at Page 54 and assigned Instrument Number 20170710010077820 (the “**Redevelopment Agreement**”) pursuant to which Ocean MLK was appointed and designated Redeveloper for the Project, which Redevelopment Agreement also sets forth the rights and obligations of Ocean MLK and the Agency in connection with the redevelopment of the Property and completion of the Project described in the Redevelopment Agreement;

WHEREAS, Sterling National Bank (“**Sterling**”) is making a loan to Ocean MLK (the “**Construction Loan**”) upon the terms and conditions of a Construction Loan Agreement between Sterling and Ocean MLK to be secured by, among other things, a Construction Loan Mortgage and Security Agreement (“**Construction Loan Mortgage**”) encumbering the Property, the Project and related personal and other property described and defined in the Construction Loan Mortgage

WHEREAS, in furtherance of the redevelopment of the Property and the goals and objectives of Redevelopment Law and Redevelopment Plan, the Agency has determined to enter into an Estoppel Agreement with Sterling in substantially the form on file with the Agency (the “**Estoppel Agreement**”) as a condition of Sterling making the Construction Loan, which Estoppel Agreement, among other things, extends the cure period afforded to Sterling in the event that a default occurs; and

WHEREAS, in furtherance of the Project, the Agency has also determined to execute estoppel certificates with respect to certain provisions of the Redevelopment Agreement,

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

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

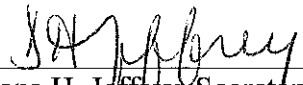
Section 2. The Board of Commissioners hereby authorizes the Agency to enter into the Estoppel Agreement with Sterling.

Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the Estoppel Agreement with Sterling, in consultation with counsel.

Section 4. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take any and all actions and execute any and all other documents necessary to effectuate this Resolution, including estoppel certificate(s), all 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 Regular Meeting of February 18, 2020.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS PARCEL 17 WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

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

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

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

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

WHEREAS, said designation was subsequently extended; and

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

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

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

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

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

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

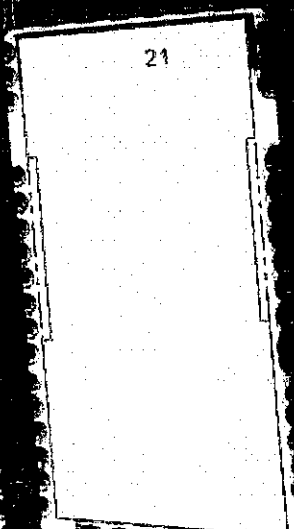
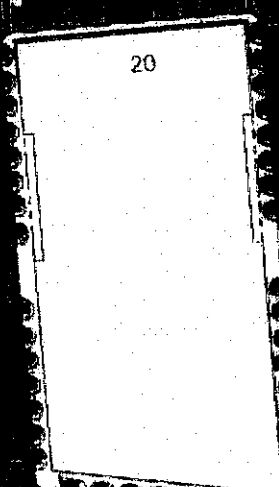
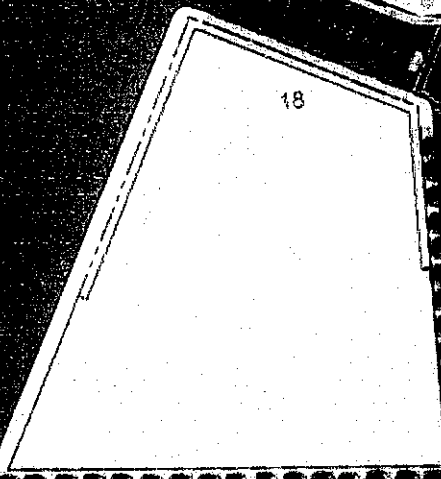
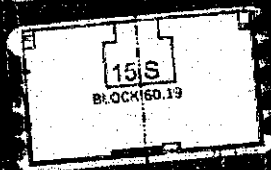
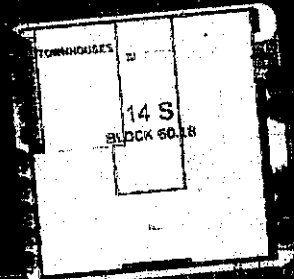
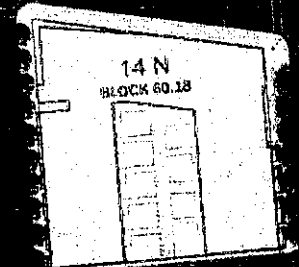
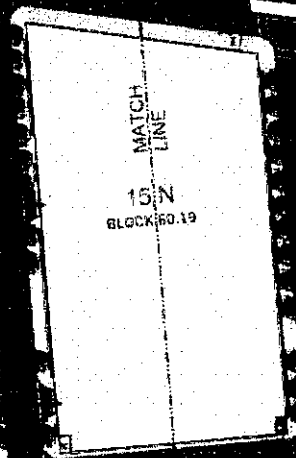
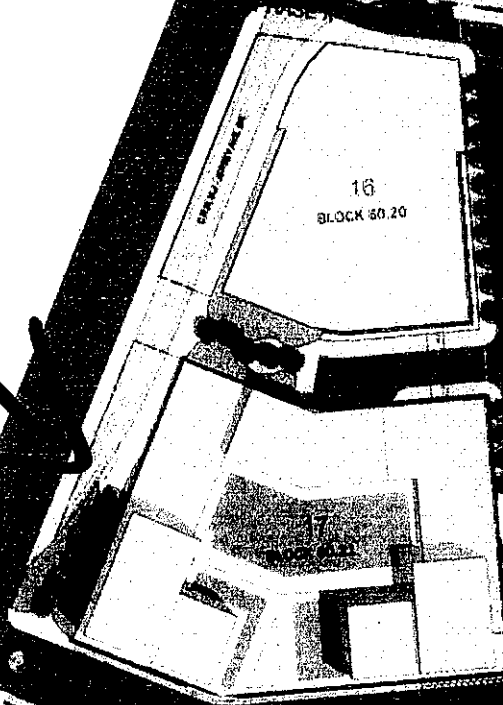
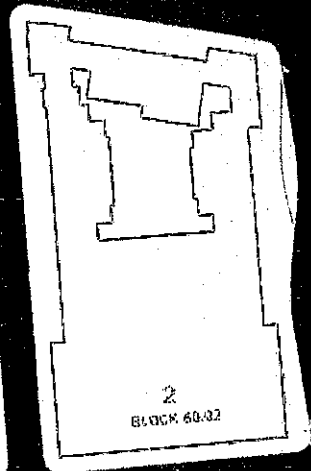
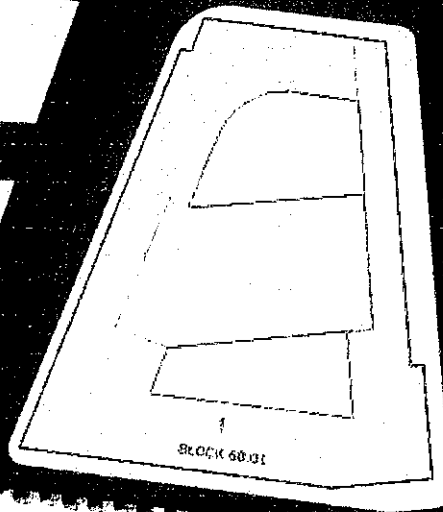
Section 4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2020.

<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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

Size



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE SECOND EXTENSION OF THE DESIGNATION OF NUKA PROPERTIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 24304, LOT 6 AND MORE COMMONLY KNOWN AS 1 EDWARD HART ROAD WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

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

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

WHEREAS, on June 18, 2019, by Resolution No. 19-06-10, the JCRA designated Nuka Properties, LLC ("**Redeveloper**") as redeveloper for the development of property located at Block 24304, Lot 6, commonly known as 1 Edward Hart Road ("**Property**") located within the Liberty Harbor Redevelopment Plan area, and authorized the negotiation of a redevelopment agreement for a period of ninety (90) days ending on September 16, 2019; and

WHEREAS, on September 24, 2019, by Resolution No. 19-09-13, the JCRA extended the Redeveloper's designation for a period of one hundred twenty (120) days until January 14, 2020, with one (1) thirty (30) day administrative extension to February 13, 2020, which has since expired; and

WHEREAS, since the parties are close to finalizing an acceptable redevelopment agreement that has been delayed by events outside of the Redeveloper's control, the JCRA wishes to grant a second extension of the Redeveloper's designation as redeveloper of the Property for a period of one hundred twenty (120) days until June 30, 2020, which expiration date may be extended if necessary in the sole discretion of the JCRA's Executive Director for one (1) additional period of thirty (30) days to July 30, 2020.

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

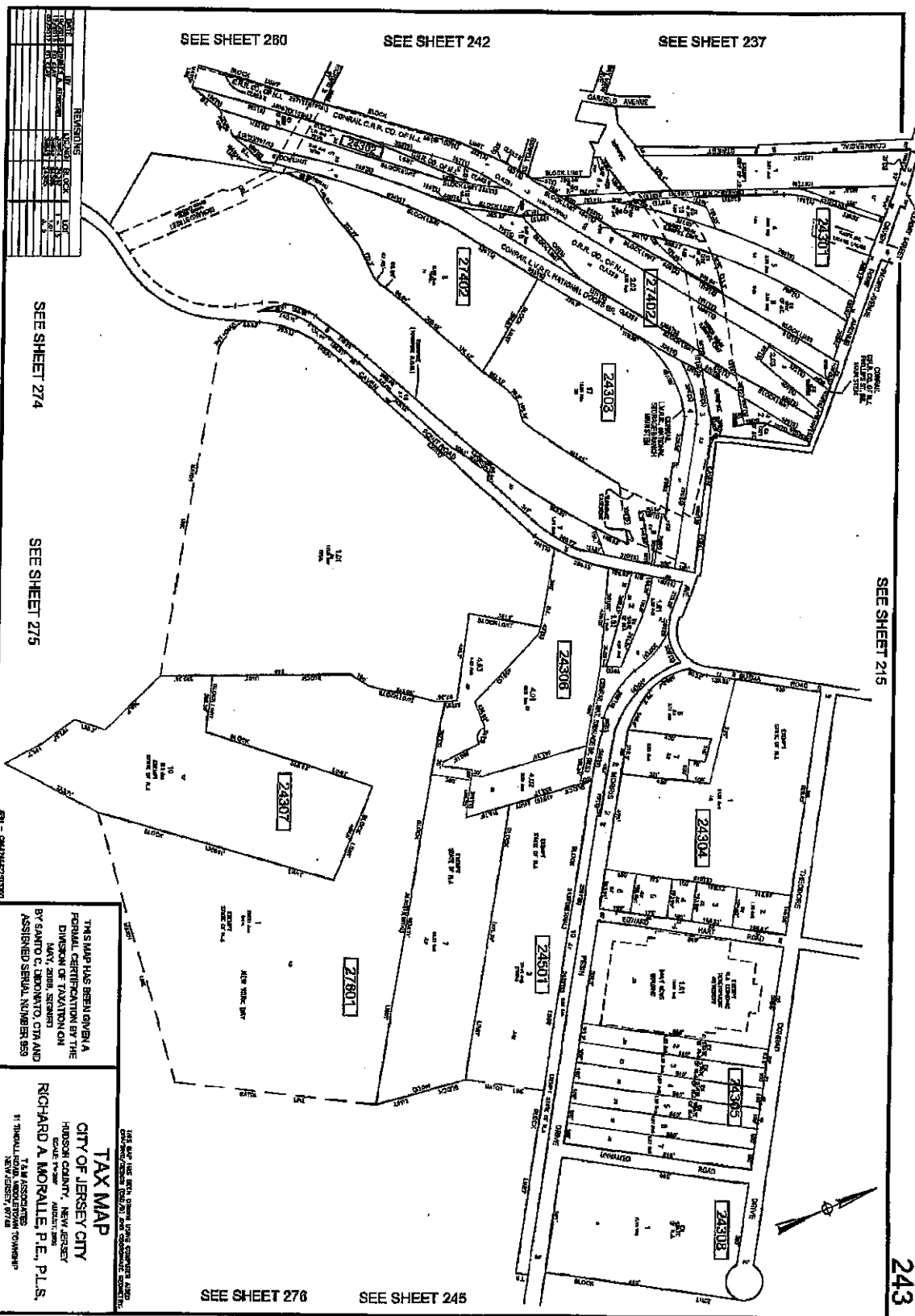
1. The above recitals are incorporated by reference as if fully set forth herein.
2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until June 30, 2020, which expiration date may be extended if necessary in the sole discretion of the JCRA's Executive Director for one (1) additional period of thirty (30) days to July 30, 2020 to complete negotiations and enter into a redevelopment agreement for the Property.

3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.
4. This Resolution shall take effect immediately.


 DIANA H. JEFFREY, SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of February 18, 2020.

<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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING MEMBER PARTICIPATION IN THE
HUNTERDON COUNTY EDUCATIONAL SERVICES
COMMISSION COOPERATIVE PRICING SYSTEM AND
AUTHORIZING THE JERSEY CITY REDEVELOPMENT
AGENCY TO ENTER INTO A COOPERATIVE PRICING
AGREEMENT, WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) is a public body and instrumentality of the City of Jersey City, County of Hudson, State of New Jersey, 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 must purchase certain goods and/or services from time to time to implement redevelopment plans and carry out redevelopment projects in redevelopment areas throughout the City; and

WHEREAS, *N.J.S.A. 40A:11-11(5)* authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration for the purpose of utilizing a competitive bidding process to make procurement more efficient and provide cost savings to its members; and

WHEREAS, the Hunterdon County Educational Services Commission, #34HUNCCP, a state-approved and accepted cooperative pricing system authorized under *N.J.S.A. 40A:11-11(5)* (the “**Lead Agency**”) has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, the Agency desires to join the HCESC to purchase goods and/or services; and

WHEREAS, on February 18, 2020, the Board of Commissioners of the Jersey City Redevelopment Agency duly considered participation in a cooperative pricing system for the provisions and performance of goods and services,

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. This Resolution shall be known and may be cited as the Cooperative Pricing Resolution of the Jersey City Redevelopment Agency.

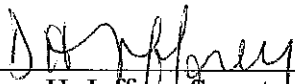
Section 3. Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, the Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and enter into a Cooperative Pricing Agreement with the Lead Agency.

Section 4. The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.*, and all other provisions of the revised statutes of the State of New Jersey.

Section 5. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel, including all necessary form(s) to participate in HCESC cooperative pricing system #34HUNCCP.

Section 6. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate this Resolution and any and all documents authorized herein, in consultation with counsel.

Section 7. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of February 18, 2020.

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

**RESOLUTION FOR MEMBER PARTICIPATION
IN A COOPERATIVE PRICING SYSTEM**

A RESOLUTION AUTHORIZING THE (CONTRACTING UNIT)
TO ENTER INTO A COOPERATIVE PRICING AGREEMENT

RESOLUTION NUMBER

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Hunterdon County Educational Services Commission, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on (DATE OF ACTION) the governing body of the (CONTRACTING UNIT), County of (COUNTY OF LOCATION), State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the (CONTRACTING UNIT)

AUTHORITY

Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, the (CHIEF EXECUTIVE OFFICER) is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

CERTIFICATION

BY:

(NAME AND TITLE)

ATTEST BY:

(NAME AND TITLE)



Hunterdon County Educational Services Commission

37 Hoffmans Crossing Road

Califon, New Jersey 07830

Phone: 908-439-4280 Fax: 908-975-3753

Marie Gorey/ Superintendent x4506
Corinne Steinmetz, SBA/Board Secretary x4501
Doreen Pirozzi, Purchasing Manager x1513

COOPERATIVE PRICING AGREEMENT

This agreement, made and entered into this ____ day of _____, 20__, by and between the Board of Directors of Hunterdon County Educational Services Commission, referred to as the "Lead Agency" and various governing boards, authorities, commissions and other governmental contracting units within the State of New Jersey.

WITNESSETH

WHEREAS, the Lead Agency is conducting a voluntary Cooperative Pricing System with boards of education, municipalities, and other types of public bodies located within the State of New Jersey, utilizing the Lead Agency's administrative purchasing services and facilities in order to effect substantial economies in the purchase of work, materials and supplies; and

WHEREAS, the Cooperative Pricing System is authorized by N.J.S.A. 40A: 11-11 and has been approved by the Division of Local Government Services in the Department of community Affairs pursuant to N.J.A.C. 5:34-7.1 et seq., and

WHEREAS, all the parties hereto shall approve this Agreement by Ordinance or Resolution, as appropriate, in accordance with the aforesaid statute; and

NOW, THEREFORE, it is mutually agreed as follows:

- 1) The work, materials or supplies to be priced cooperatively may include fuels, office supplies, paper products, instructional materials and equipment, vehicles, modulars and such other items and services as two or more participating contracting units in the system agree can be purchased on a cooperative basis.*
- 2) Upon approval of the Cooperative Pricing System and during each January thereafter, the Lead Agency shall publish a legal ad in such format as required by the State Division of Local Government Services in a newspaper normally used for such purpose by it, to include such information required by N.J.A.C. 5:34-7.9. as may be amended from time to time, including:*



Hunterdon County Educational Services Commission

Cooperative Purchasing

37 Hoffmans Crossing Road

Califon, NJ 07830

Phone: 908-439-4280 Fax: 908-975-3753

<http://purchasing.hcesc.com>

RE: Hunterdon County Educational Services Commission
Cooperative Pricing System Identifier #34HUNCCP

We here at the Hunterdon County Educational Services Commission have recently received inquiries from some prospective Members as to whether projects bid on behalf of the HCESC Cooperative Pricing System comply with the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.). Please accept this letter as formal confirmation that the HCESC Cooperative Pricing System is explicitly authorized by the LPCL and the relevant regulations (N.J.A.C. 5:34-7.1 et seq.), and that all purchases made by the HCESC are in accordance with the requirements of the LPCL.

As required by law, the Cooperative Pricing System has been formally approved by the Division of Local Government Services in the Department of Community Affairs and has been assigned a system identifier accordingly. Pursuant to N.J.S.A. 40A:11-11 and N.J.A.C. 5:34-7.4, HCESC serves as "lead agency" and "joint contracting agent" on behalf of the Cooperative Pricing System. In its role as lead agency/joint contracting agent, the HCESC is responsible for complying with all of the bidding requirements of the PSCL (see N.J.S.A. 40A:11-11(4)), and the contracts awarded by the HCESC on behalf of the Cooperative Pricing System can be used by its Members as though the Members have bid the projects themselves.

If any Member has any questions regarding either the legal authority or process for utilizing HCESC contracts, please do not hesitate to contact us.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
CONSENTING TO ASSIGNMENT AND TRANSFER OF
REDEVELOPMENT RIGHTS FROM MC MAPLE HOLDING,
LLC TO 74 MAPLE OWNER LLC TO BECOME THE
DESIGNATED REDEVELOPER OF BLOCK 19003, LOT 13.01
(FORMERLY LOTS 13-16) MORE COMMONLY KNOWN BY
THE STREET ADDRESS 74 MAPLE STREET WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated as being 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 under the Redevelopment Law, the City enacted the Morris Canal Redevelopment Plan, as amended, (the “**Redevelopment Plan**”); and

WHEREAS, on April 3, 2016, the Agency and MC Maple Holding, LLC (the “**Redeveloper**”) entered into a Redevelopment Agreement (the “**Redevelopment Agreement**”), as amended by Resolution No. 18-01-10, for the redevelopment of Block 19003, Lot 13.01 (formerly Lots 13-16), commonly known as 74 Maple Street (the “**Property**”); and

WHEREAS, on or about January 14, 2020, the Redeveloper applied to the Agency requesting an assignment and transfer of its redevelopment rights under the Redevelopment Agreement to 74 Maple Owner LLC (the “**Transferee**”); and

WHEREAS, pursuant to the terms of the Redevelopment Agreement, assignments and transfers prior to the receipt of a certificate of completion are only permitted with the consent of the Agency pursuant to the terms and conditions of the Redevelopment Agreement; and

WHEREAS, the Agency has reviewed the Redeveloper’s application and deems it to be acceptable subject to the satisfaction of certain terms and conditions of the Redevelopment Agreement requiring payment of \$40,000 under Section 7.01 for conveyance prior to substantial completion of the project improvements and payment of \$20,000 under Section 2.09 for administrative fees due and owing from 2019; and

WHEREAS, the Transferee acknowledges and accepts that all terms and conditions of the Redevelopment Agreement it will be assuming and be legally bound by shall be unaffected by the Agency’s consent to the Redeveloper’s assignment and transfer of its redevelopment rights to the Transferee, and shall remain in full force and effect unless otherwise duly amended.

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's Board of Commissioners hereby approve the Redeveloper's request to assign and transfer its redevelopment rights under the Redevelopment Agreement governing the Property to the Transferee subject to all applicable terms and conditions of the Redevelopment Agreement requiring the payment of \$40,000 under Section 7.01 for conveyance prior to substantial completion of the project improvements and payment of \$20,000 under Section 2.09 for administrative fees due and owing from 2019.
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, such as an estoppel letter and assignment and assumption agreement, 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. This resolution shall take effect immediately.



DIANA H. JEFFREY, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on February 18, 2020.

<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	✓			

ASSIGNMENT AND ASSUMPTION OF REDEVELOPMENT AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF REDEVELOPMENT AGREEMENT (the "Assignment and Assumption") is made as of [DATE], between MC Maple Holding, LLC ("Assignor") and 74 Maple Owner LLC ("Assignee").

RECITALS:

- A. Assignor as Redeveloper has entered into that certain Redevelopment Agreement with the Jersey City Redevelopment Agency (the "Agency") dated April 13, 2016 (the "Redevelopment Agreement").
- B. Assignor has this day conveyed to Assignee all its right, title and interest in and to the premises described on Schedule A, attached hereto, located in the City of Jersey City, County of Hudson, State of New Jersey (the "Premises").
- C. In connection with the conveyance of the Premises, Assignor has agreed to assign, and Assignee has agreed to assume, any and all interest of the Assignor in the Redevelopment Agreement for the Premises.

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) and other good and valuable consideration paid by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby assigns, transfers, and conveys to Assignee, all its right, title and interest in and to the Redevelopment Agreement.

THIS ASSIGNMENT AND ASSUMPTION shall be binding upon, and inure to the benefit of, all the parties hereto, their respective successors and assigns.

ASSIGNEE hereby accepts said assignment and assumes and agrees to be bound by and perform all duties and all obligations of Redeveloper pursuant to the terms and provisions of the Redevelopment Agreement on or after this date.

THIS ASSIGNMENT may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

INTENDING TO BE LEGALLY BOUND, this Assignment and Assumption Agreement has been executed by the duly authorized officers of Assignor and Assignee as of the day and year first above written.

WITNESS:

ASSIGNOR:

MC Maple Holding, LLC

By: _____

WITNESS:

ASSIGNEE:

74 Maple Owner LLC

By: _____

CONSENT OF AGENCY

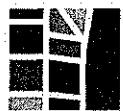
The forgoing Agreement was consented to by the Jersey City Redevelopment Agency at its Board of Commissioners meeting on February 18, 2020 by Resolution [REFERENCE].

By: _____

218003499v1

COMMISSIONERS

HON. DANIEL RIVERA
CHAIRMAN
EVELYN FARMER
VICE CHAIRMAN
DONALD R. BROWN
DOUGLAS CARLUCCI
ERMA GREENE
DARWIN R. ONA
HON. DENISE RIDLEY



JERSEY CITY
REDEVELOPMENT AGENCY

EXECUTIVE

DIANA H. JEFFREY
EXECUTIVE DIRECTOR
JOSEPH P. BAUMANN, JR.
GENERAL COUNSEL
STEVEN M. FULOP
MAYOR

February 19, 2020

ACRC LENDER LLC, its affiliates, successors and/or assigns ("**Lender**")
c/o Ares Commercial Real Estate Management
Attn: Real Estate Debt Legal Department
245 Park Avenue, 42nd Floor
New York, New York 10167

Re: April 13, 2016 Redevelopment Agreement, as amended by August 27, 2018
First Amendment and _____, 2020 Second Amendment (the "**Agreement**")
between Jersey City Redevelopment Agency (the "**Agency**") and MC Maple
Holding LLC (the "**Redeveloper**") for property at 74 Maple Street, Block
19003, Lot 13.01 (formerly Lots 13-16), Jersey City, New Jersey (the "**Project
Premises**")

Ladies and Gentlemen:

You have advised the undersigned that Lender is providing mortgage financing to Redeveloper with respect to the Project at the above-captioned Project Premises, which are subject to the Agreement.

The undersigned is an authorized representative of the Agency and hereby certifies as follows:

1. A true and complete copy of the Agreement with all amendments is attached hereto. The attached Agreement is the sole agreement between the Agency and Redeveloper and there are no other amendments or modifications. The Agreement is in full force and effect. Capitalized terms used herein have the meanings set forth in the Agreement.
2. The transfer of the Project Premises and assignment of the Agreement from MC Maple Holding LLC to 74 Maple Owner LLC has been approved by the Agency and 74 Maple Owner LLC is the designated Redeveloper authorized to complete the Project under the Agreement.

3. The Agency acknowledges that Lender will have an encumbrance or lien on the Project Premises. Lender will be a permitted Mortgagee pursuant to the Agreement and will have the rights of a Mortgagee as provided in Article V of the Agreement. The Agency will provide the Notices that are to be provided to a Mortgagee under the Agreement at the following address:

ACRC LENDER LLC
c/o Ares Commercial Real Estate Management
Attn: Real Estate Debt Legal Department
245 Park Avenue, 42nd Floor
New York, New York 10167

4. Redeveloper 74 Maple Owner LLC and its predecessor MC Maple Holding LLC have complied with all obligations under the Agreement, including but not limited to the following:
- a. Redeveloper has made all payments required to be paid under the Agreement to date, including the professional fees and administrative fees required in Section 2.09 of the Agreement, any payment due to the Agency pursuant to Section 7.05 of the Agreement, and the Deposit required in Section 13.01 of the Agreement.
 - b. Redeveloper has obtained its Governmental Approvals as required in Section 2.10 and Section 2.11 of the Agreement.
 - c. Redeveloper has submitted the plans as required in Article XII of the Agreement. The Preliminary and Final Site Plan Approval and any amendments obtained by Redeveloper and the Construction Plans for the Project are in compliance with the Agreement and remain in full force and effect.
5. The Agency is not aware of any default or breach under the Agreement and there is no event which, with the passage of time and the giving of notice would result in a default or breach under the Agreement.
6. The Agency is not aware of any violation by Redeveloper of the requirements of Article XI of the Agreement and the Jersey City Pay-to-Play Ordinance.

This Certificate may be relied upon by us and our successors and/or assigns.

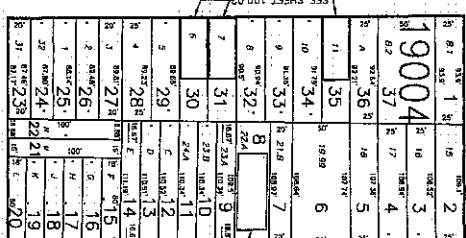
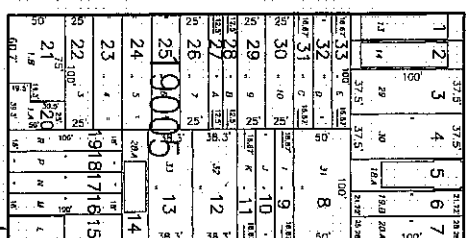
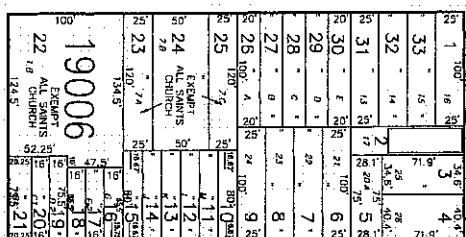
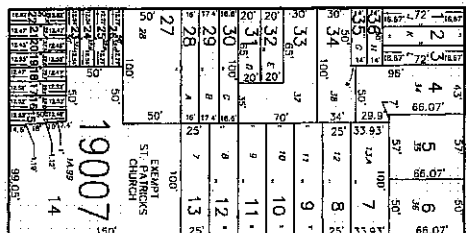
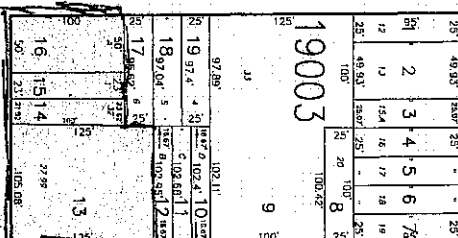
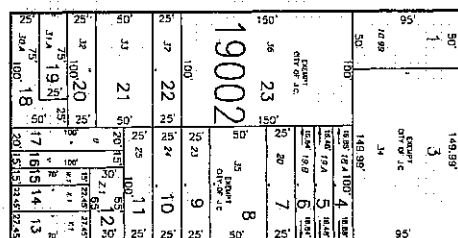
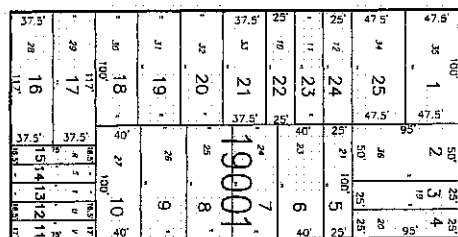
Executed this ____ day of February 2020.

JERSEY CITY REDEVELOPMENT AGENCY

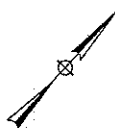
Diana H. Jeffrey, Executive Director

218003586v1

SEE SHEET 158

[illegible]

now known as lot
13.01
74 Maple



60 LAFAYETTE

STREET

SEE SHEET 200

SEE SHEET 203

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
ADOPTED, 2006

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETON, TOWNSHIP
NEW JERSEY, 07748

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 74 MAPLE OWNER LLC (SUCCESSOR TO MC MAPLE HOLDING, LLC) GOVERNING BLOCK 19003, LOT 13.01 (FORMERLY LOTS 13-16) MORE COMMONLY KNOWN BY THE STREET ADDRESS 74 MAPLE STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated as being 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 under the Redevelopment Law, the City enacted the Morris Canal Redevelopment Plan, as amended, (the “**Redevelopment Plan**”); and

WHEREAS, on April 3, 2016, the Agency and MC Maple Holding, LLC entered into a Redevelopment Agreement (the “**Redevelopment Agreement**”), as amended by Resolution No. 18-01-10 (the “**First Amendment**”), for the redevelopment of Block 19003, Lot 13.01 (formerly Lots 13-16), commonly known as 74 Maple Street (the “**Property**”); and

WHEREAS, on February 18, 2020 the Agency’s Board of Commissioner consented to an assignment and transfer of MC Maple Holding, LLC’s redevelopment rights under the Redevelopment Agreement to 74 Maple Owner LLC (the “**Redeveloper**”), which is now the designated redeveloper under the Redevelopment Agreement; and

WHEREAS, the Redeveloper has requested a minor amendment to the project schedule set forth under Schedule C of the Redevelopment Agreement, as previously set forth under the First Amendment, to require that construction be substantially completed and a temporary certificate of occupancy be obtained by June 30, 2020 rather than construction be completed and a certificate of occupancy be obtained by February 29, 2020; and

WHEREAS, the Agency finds this request to be reasonable as the project is approaching completion and the prior components of the project schedule under the Redevelopment Agreement, as amended, have been satisfied.

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's Board of Commissioners hereby approve the Redeveloper's request for a Second Amendment to the Redevelopment Agreement replacing Schedule C to require that construction be substantially completed and a temporary certificate of occupancy be obtained by June 30, 2020 rather than construction be completed and a certificate of occupancy be obtained by February 29, 2020.
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. This resolution shall take effect immediately.

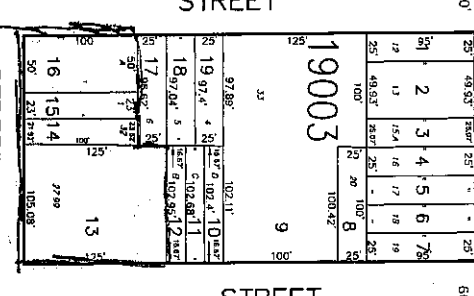
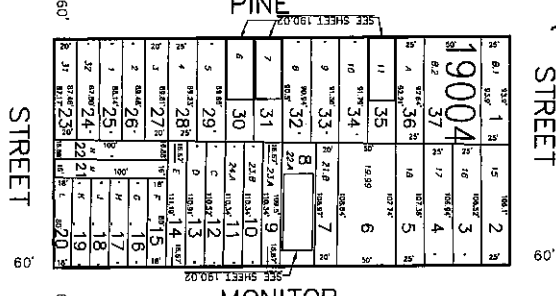
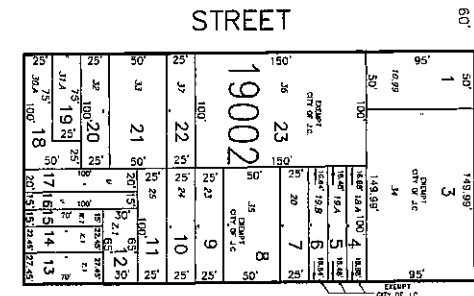
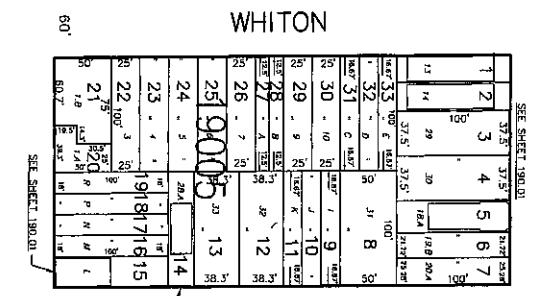
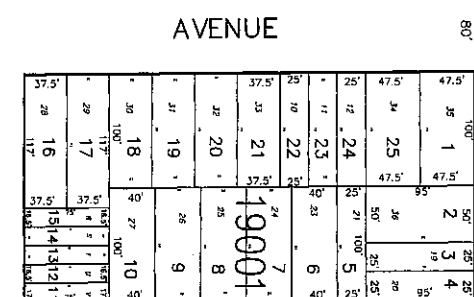
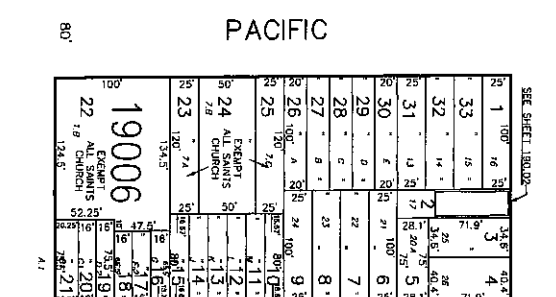
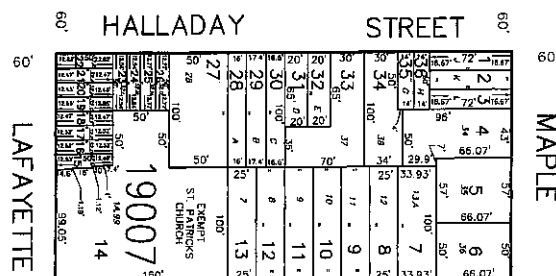

 DIANA H. JEFFREY, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on February 18, 2020.

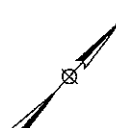
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

DATE	BY	REVISIONS
		1.00
		2.00
		3.00
		4.00
		5.00
		6.00
		7.00
		8.00
		9.00
		10.00

SEE SHEET 174



now known as lot
13.01
74 Maple



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



SEE SHEET 158

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 18901, LOTS 6-15, MORE COMMONLY KNOWN BY THE STREET ADDRESS 1052-1068 GARFIELD AVENUE AND 457, 461, AND 467 COMMUNIPAW AVENUE, LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

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

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

WHEREAS, on September 17, 2018, the Agency designated Novus Equities, LLC (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended numerous times, including most recently on October 15, 2019, by Resolution No. 19-10-16, to allow time for the parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Redeveloper’s designation is set to expire on or about February 29, 2020; and

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


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

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

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

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

Section 4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT #20-02-PA02 WITH ENGENUITY INFRASTRUCTURE FOR ENGINEERING SERVICES AT CERTAIN PROPERTY IDENTIFIED AS BLOCK 18901, LOT 12, COMMONLY KNOWN BY THE STREET ADDRESS 1068 GARFIELD AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires from time to time engineering services for Agency-owned property throughout the City; and

WHEREAS, the Agency owns certain vacant property within the Redevelopment Area identified as Block 18901, Lot 12 on the tax maps of the City, commonly known as 1068 Garfield Avenue (the “**Property**”); and

WHEREAS, the Agency desires to obtain a boundary survey (with property markers) of the Property to determine the precise boundaries of the Property and to assist in determining whether fencing improvements are needed around the perimeter of the Property; and

WHEREAS, the Agency received a proposal from Engenuity Infrastructure (“**Engenuity**”), on file with the Agency (the “**Proposal**”) to perform a boundary survey at a cost of \$3,250.00 and title review at a cost of \$525.00 (the “**Survey Services**”); and

WHEREAS, the Executive Director has reviewed the Proposal and finds the tasks and effort outlined reasonable, and the price fair and equitable; and

WHEREAS, in accordance with the Proposal, the Agency wishes to enter into a contract with Engenuity to perform the Survey Services for an amount not to exceed \$3,775.00; and

WHEREAS, on August 20, 2019, by Resolution No. 19-08-4, the Agency qualified Engenuity Infrastructure, LLC (the “**Engineer**”) to perform professional engineering services in all project areas; and

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

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

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

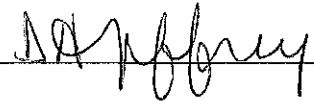
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes the award of a contract for Survey Services to Engenuity Infrastructure, payable in accordance with the Proposal, for a total amount not to exceed \$3,775.00.

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

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

Section 5. This Resolution shall take effect immediately.



Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of February 18, 2020.

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	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			



ENGENUITY
INFRASTRUCTURE

ENGenuity Infrastructure™
12 Broad Street, Suite 203, Red Bank, NJ 07701
732.741.3176 | engenuitynj.com

January 17, 2020

ATTN: Phillip A. Orphanidis, Real Estate Officer
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, New Jersey 07302

Sent via email to: philo@jcnj.org

RE: Boundary Survey for 1068 Garfield Ave, Block 18901, Lot 12

Dear Mr. Phillip A. Orphanidis:

ENGenuity is pleased to provide this proposal for Surveying Services for 1068 Garfield Avenue, Block 18901, Lot 12. A full outline of our qualifications with resumes was submitted as part of the annual Qualification package with the JCRA.

PROJECT DESCRIPTION

ENGenuity will complete a boundary and location survey for 1068 Garfield Avenue, Block 18901, Lot 12, Jersey City, New Jersey.

The Boundary Survey will be prepared and we will review prior deeds, previous surveys and maps and title commitments. ENGenuity will perform some supplemental research including adjoining property deeds as part of this scope. It is suggested that the JCRA provide a title commitment or abstract for use in preparing the survey. A title commitment will identify easements and restrictions on the property that may exist in the public record and identify issues that may affect the title and use of the property.

It is understood that some minor discrepancies or differences in the record deed information may exist and be resolved as part of this survey. Should there be significant title issues or ambiguities, ENGenuity will not resolve those issues as part of this proposal, however we will notify you and map and report the differences for your consideration.

The survey will depict significant improvements on the parcel including, but not limited to, buildings, walls, fences, steps, parking lot striping, sign locations, sidewalks, curbs including depressed curbs, and bollards. Individual trees will not be located and mapped as part of this scope. Edges of landscaped areas and wooded areas will be mapped. It is not anticipated by this proposal that individual landscape features or individual trees inside wooded areas will be surveyed.

Prior to field mobilization, it is assumed that the client will confirm there will be full site access during the entire time field crew is on site. We will set four (4) property corners as part of this scope. We can survey

immediately upon authorization, and you would have the deliverable in 2-3 weeks to allow time for weather and title.

COST PROPOSAL

Our lump sum fee for this survey is **\$3,250**.

Our fee for title review is **\$525** if JCRA decides to obtain a title report for the Lot. Let us know if you would like us to obtain a cost for title.

TOTAL \$3,775 (if title review is included)

Deliverable: 10 Signed and Sealed Boundary Surveys.

We thank you for the opportunity to submit this proposal. Should you have any questions or require any additional information, please do not hesitate to contact me at 732-741-3176.

Sincerely,



Jaclyn J. Flor, PE, PP, CME
ENGenuity Infrastructure
President & CEO

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING CP WEST CAMPUS IV, LLC AS THE REDEVELOPER OF A PORTION OF PROPERTY IDENTIFIED AS BLOCK 21902.02, LOTS 1.01, 1.02 & 1.03 (A/K/A BLOCK 4) IN THE NJCU WEST CAMPUS REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “**City**”), in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) has enacted a redevelopment plan entitled the “NJCU West Campus Redevelopment Plan” dated February 9, 2005, in order to effectuate the redevelopment of the property identified therein (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, CP West Campus IV, LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Area identified in the Redevelopment Plan as a portion of development Block 21902.02, Lots 1.01, 1.02 and 1.03 (a/k/a Block 4), which is bounded by Carbon Place, Mallory East Street, Mallory West Street, and Stegman Boulevard (the “**Property**”); and

WHEREAS, the Redeveloper proposes to acquire the Property from New Jersey City University (“**NJCU**”), develop, finance and construct a performing arts center, a center for music, dance and theater, ground floor retail, and 343 luxury apartment units in an eleven-story building (the “**Project**”), and lease back a portion of the Project to the NJCU Foundation; and

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

WHEREAS, the Agency further wishes to enter into a funding agreement with the Proposed Redeveloper (the “**Funding Agreement**”) to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency’s costs and expenses incurred in undertaking the Pre-Development Activities,

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

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

Section 2. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute a Funding Agreement with Redeveloper, in a form acceptable to the Agency in consultation with counsel.

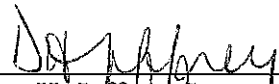
Section 3. CP West Campus IV, LLC, is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on May 31, 2020, unless extended for a period of no more than sixty (60) days by the Executive Director in her sole discretion.

Section 4. If, by May 31, 2020, or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of CP West Campus IV, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

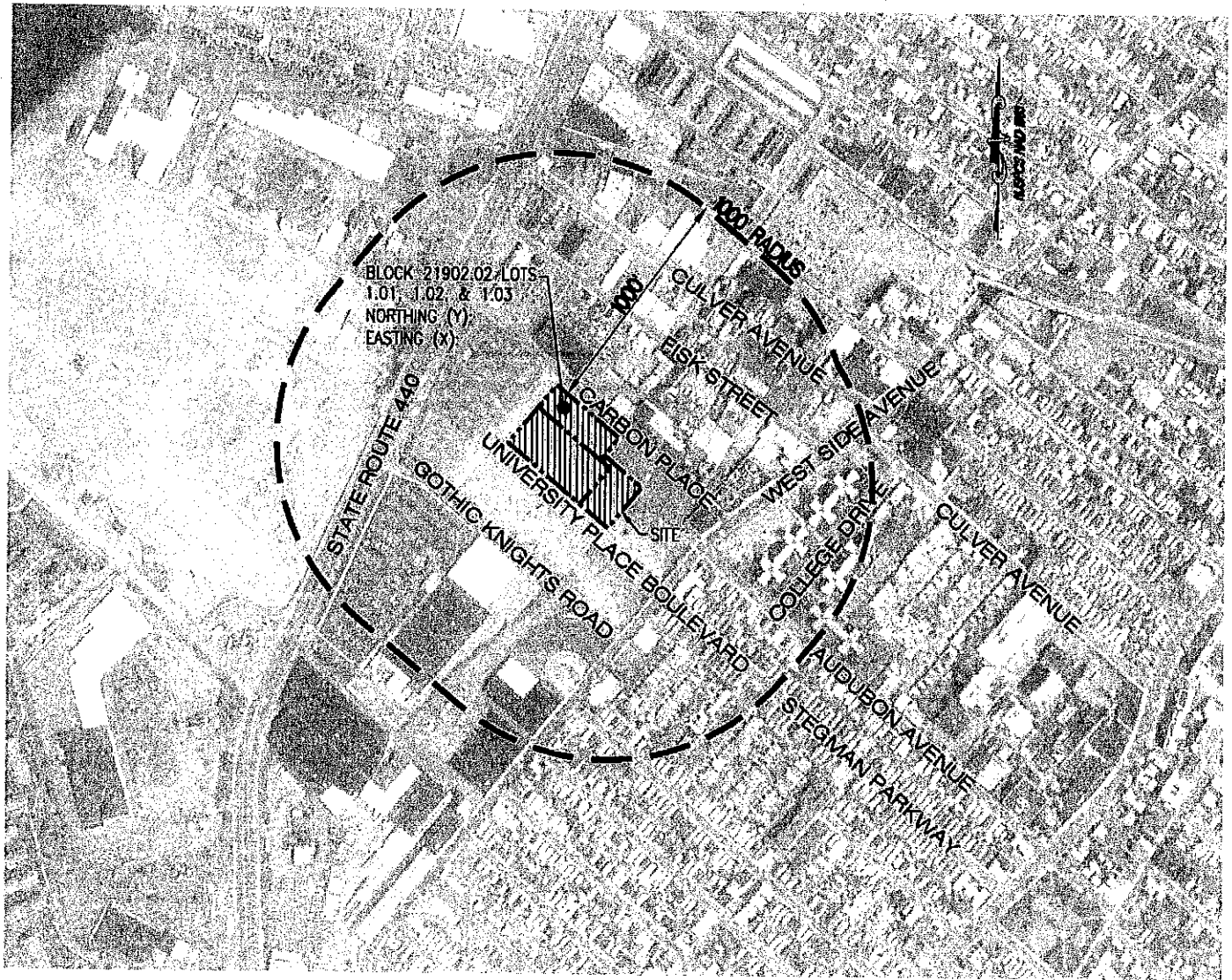
Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of February 18, 2020.


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	✓			
Erma D. Greene	✓			
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

Exhibit B2 – Site Map



**RESOLUTION OF THE BOARD OF THE COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO
PROFESSIONAL SERVICES CONTRACT NO. 19-06-RN1 WITH
CME ASSOCIATES FOR REDEVELOPMENT INVESTIGATION,
EVALUATION AND STUDY OF VARIOUS ABANDONED
PROPERTIES FOR POTENTIAL INCORPORATION INTO THE
SCATTER SITE 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 performance of professional planning services; and

WHEREAS, by Resolution No. 19-06-17, adopted June 18, 2019, the Agency awarded Consulting & Municipal Engineers Associates (“**CME**”) a contract to perform certain professional engineering and planning services for redevelopment investigation, evaluation and study required for the designation and potential inclusion of certain parcels into the Scatter Site Redevelopment Area (the “**Work**”); and

WHEREAS, the Agency and CME entered into that certain Professional Services Contract No. 19-06-RN1 dated June 19, 2019 (the “**Original Contract**”) for an amount not to exceed \$28,000.00; and

WHEREAS, CME submitted an updated proposal on January 16, 2020 to expand the scope of the Work to include the study of additional parcels to be considered for designation and inclusion into the Scatter Site Redevelopment Area for an additional \$4,500.00 (the “**Updated Proposal**”); and

WHEREAS, in accordance with the Updated Proposal, the Agency desires to authorize an amendment to the Original Contract (the “**First Amendment**”) to reflect the increased costs required to complete the Work, such that the authorized contract amount shall not exceed \$32,500.00; and

WHEREAS, the Agency hereby certifies that funds are available in connection with the completion of the Original Contract, as amended by the First Amendment,

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

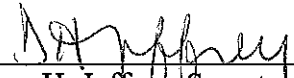
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Agency hereby authorizes the First Amendment to reflect the revised scope of the Work and the increase in cost to an amount not to exceed \$32,500.00, in accordance with the Updated Proposal. Notice of the award of this First Amendment to the Contract shall be published in an official newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

Section 3. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the First Amendment and any and all other documents necessary to effectuate this Resolution in consultation with counsel.

Section 4. The Chairman, Vice Chairman, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the First Amendment and this Resolution.

Section 5. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of February 18, 2020.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
EXTENDING THE DESIGNATION OF MDW REAL ESTATE
AND ACQUISITION, LLC AS REDEVELOPER FOR
PROPERTY IDENTIFIED ON THE CITY TAX MAP AS
BLOCK 23702, LOT 12 AND MORE COMMONLY KNOWN
BY THE STREET ADDRESS 9 MYRTLE AVENUE WITHIN
THE SCATTER SITE REDEVELOPMENT AREA**

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

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

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

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

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

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency (the "Board") previously adopted Resolution 19-10-19 on January 15, 2019 conditionally designating MDW Real Estate and Acquisition, LLC as the redeveloper of the Property, subject to the parties entry into a mutually agreeable redevelopment agreement within 90 days of the date of the designation resolution, unless this deadline was extended for an additional 30 day period by the Executive Director in her sole discretion; and

WHEREAS, the Executive Director granted a thirty (30) day extension to MDW Real Estate and Acquisition, LLC extending the deadline for entry into a mutually agreeable redevelopment agreement to February 29, 2020; and

WHEREAS, the parties wish to further extend the designation of MDW Real Estate and Acquisition, LLC as the redeveloper for this Property, subject to the terms and conditions set forth herein.

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

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

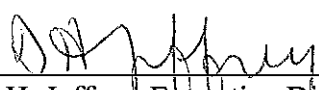
Section 2. MDW Real Estate and Acquisition, LLC is hereby designated as the redeveloper of the Property for a period of one hundred twenty (120) days expiring on June 30, 2020, unless extended for a period of no more than thirty (30) additional days by the Executive Director in her sole discretion.

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

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

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 Jones	✓			
Erma D. Greene	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2020.


Diana H. Jeffrey, Executive Director

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 19-12-RN7 WITH BROWNFIELD SCIENCE AND TECHNOLOGY, INC. FOR ENVIRONMENTAL SERVICES FOR PROPERTY IDENTIFIED AS BLOCK 25804, LOT 17.01 AND MORE COMMONLY KNOWN BY THE STREET ADDRESS 455 OCEAN AVENUE WITHIN THE TURNKEY REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) 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 accordance with the Redevelopment Law, the City designated that certain area known as the Turnkey Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and enacted the Turnkey Redevelopment Plan for the redevelopment of the Redevelopment Area; and

WHEREAS, in furtherance of the goals and objectives of Redevelopment Law, the Agency requires professional environmental services from time to time to implement redevelopment plans and carry out redevelopment projects in redevelopment areas throughout the City; and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, the Agency has the power to enter into contracts necessary for the efficient operation of the Agency; and

WHEREAS, the Agency has an ongoing need for environmental services with respect to the groundwater investigation at property identified as Block 25804, Lot 17.01 on the tax maps of the City, commonly known as 455 Ocean Avenue (the “**Property**”) within the Redevelopment Area; and

WHEREAS, the Agency and Brownfield Science and Technology Inc. (“**BSTI**”) entered into that certain Professional Services Contract No. 19-12-RN7 dated January 1, 2020 (the “**Original Contract**”) for the performance of groundwater investigation and monitoring (the “**Professional Environmental Services**”) at the Property; and

WHEREAS, in performing the Professional Environmental Services, BSTI recommended undertaking an additional groundwater sampling event to test concentrations at source wells; and

WHEREAS, the Agency desires to authorize an amendment to the Original Contract (the “**First Amendment**”) to amend the scope of services to include the additional groundwater monitoring event and to authorize an increase of the authorized

contract amount by \$2,500.00; and

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

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

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


Section 2. The Agency hereby authorizes the First Amendment to allow for additional groundwater monitoring at the Property and to allow for an increased contract costs, such that amount of the Original Contract, as amended by the First Amendment, shall not exceed \$20,147.00.

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

Section 4. The Chairman, Vice Chairman, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the First Amendment and this Resolution.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on February 18, 2020.


DIANA H. JEFFREY, Secretary

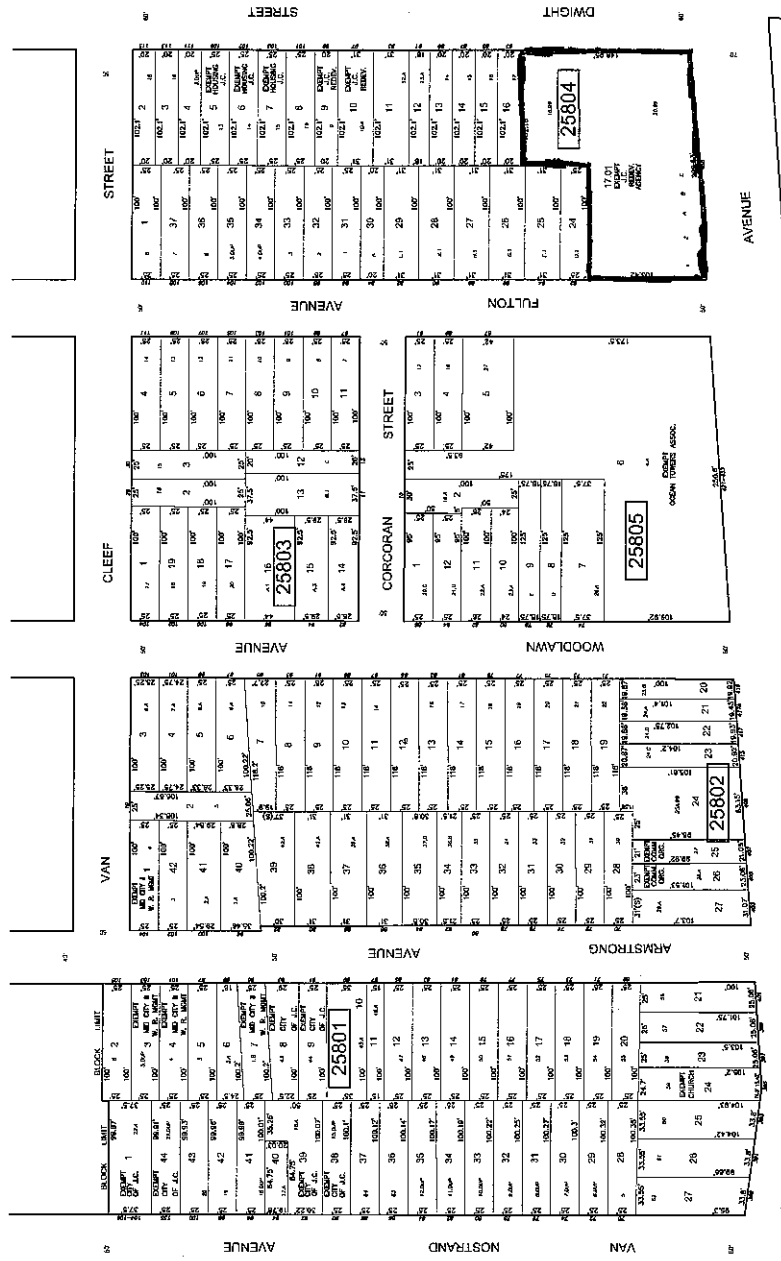
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene	✓			
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

REVISIONS			
DATE	BY	DESCRIPTION	LOT
07/28/10	ED. CLARKE	25801	172-81

SEE SHEET 257



SEE SHEET 251



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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07146

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

400 - COMPAG251100

SEE SHEET 252

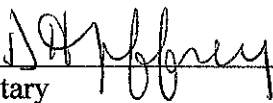
SEE SHEET 259

SEE SHEET 265

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF FEBRUARY 18, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of February 18, 2020

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of February 18, 2020 approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 18, 2020

<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	✓			
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
CONFERTEL	2/5/2020	1/29/2020	2-13-20	Webinar Registration - Diana Jeffrey	\$299.00	\$0.00		\$299.00
CONFERTEL				Totals for CONFERTEL:	\$299.00	\$0.00		\$299.00
				GRAND TOTALS:	\$299.00	\$0.00		\$299.00

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 (2/5/2020)
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
323 PINE ST ACQUISITION LLC								
323 PINE ST ACQUISITION LLC	2/18/2020	2/10/2020	Return of Deposit	323 Pine Street Project	\$3,889.00	\$0.00		\$3,889.00
				Totals for 323 PINE ST ACQUISITION LLC:	\$3,889.00	\$0.00		\$3,889.00
66 YORK STREET, LLC								
66 YORK STREET, LLC	2/18/2020	2/10/2020	March 2020	Monthly Operating Expense for 66 York Str	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	2/18/2020	2/10/2020	March 2020	Electric Utility Payment for 66 York Street	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	2/18/2020	2/10/2020	March 2020	Rent Payment for 66 York Street	\$9,924.00	\$0.00		\$9,924.00
				Totals for 66 YORK STREET, LLC:	\$10,822.52	\$0.00		\$10,822.52
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	2/18/2020	2/1/2020	Deductible	Deductible for Claimant Brian Coste A000000	\$247.50	\$0.00		\$247.50
ADMIRAL INSURANCE COMPANY	2/18/2020	2/1/2020	Deductible	Deductible for Claimant Samantha Sloan CA0	\$897.00	\$0.00		\$897.00
				Totals for ADMIRAL INSURANCE COMPANY:	\$1,144.50	\$0.00		\$1,144.50
AFLAC								
AFLAC	2/18/2020	2/10/2020	March 2020	Employee Deductions Per Payroll Period	\$565.44	\$0.00		\$565.44
				Totals for AFLAC:	\$565.44	\$0.00		\$565.44
ALAIMO GROUP								
ALAIMO GROUP	2/18/2020	1/1/2019	113101	Engineering Services - JC Greenway Access P	\$2,333.75	\$0.00		\$2,333.75
				Totals for ALAIMO GROUP:	\$2,333.75	\$0.00		\$2,333.75
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	2/18/2020	1/9/2020	4176276	Legal Services - 342 Johnston Avenue	\$2,289.10	\$0.00		\$2,289.10
ARCHER & GREINER, P.C.	2/18/2020	1/9/2020	4176266	Legal Services - Ash Street	\$10,285.00	\$0.00		\$10,285.00
ARCHER & GREINER, P.C.	2/18/2020	1/9/2020	4176268	Legal Services - 61-63 Sip Avenue	\$10,708.30	\$0.00		\$10,708.30
ARCHER & GREINER, P.C.	2/18/2020	1/9/2020	4176263	Legal Services - FDAD Maple	\$10,917.50	\$0.00		\$10,917.50
ARCHER & GREINER, P.C.	2/18/2020	1/9/2020	4176272	Legal Services - MLK HUB Redevelopment	\$1,382.50	\$0.00		\$1,382.50
ARCHER & GREINER, P.C.	2/18/2020	1/13/2020	4176637	Legal Services - TAG Development LLC (Ral	\$2,683.50	\$0.00		\$2,683.50
				Totals for ARCHER & GREINER, P.C.:	\$38,265.90	\$0.00		\$38,265.90
BR BALDWIN ASSEST ASSOCIATES URBN RNWL CO, LLC								
BR BALDWIN ASSEST ASSOCIATES	2/18/2020	2/4/2020	Return of Deposit	Beacon Project	\$6,775.00	\$0.00		\$6,775.00
				Totals for BR BALDWIN ASSEST ASSOCIATES URBN RNWL CO, LLC:	\$6,775.00	\$0.00		\$6,775.00
BRINKERHOFF ENVIRONMENTAL SERV								
BRINKERHOFF ENVIRONMENTAL S	2/18/2020	1/24/2020	233145	Environmental Svcs - PLESA Garfield Ave L	\$14,076.64	\$0.00		\$14,076.64
				Totals for BRINKERHOFF ENVIRONMENTAL SERV:	\$14,076.64	\$0.00		\$14,076.64
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	2/18/2020	1/31/2020	4611	Oversight & Mgmt Svcs - EPA Petro Assessm	\$346.25	\$0.00		\$346.25
BROWNFIELD REDEVELOPMENT S	2/18/2020	1/31/2020	4612	Oversight & Mgmt Svcs - EPA Revolving Lo	\$436.25	\$0.00		\$436.25
BROWNFIELD REDEVELOPMENT S	2/18/2020	1/31/2020	4610	Oversight & Mgmt Svcs - EPA Haz Sub Asse	\$716.25	\$0.00		\$716.25
BROWNFIELD REDEVELOPMENT S	2/18/2020	1/31/2020	4613	Oversight & Mgmt Svcs - EPA Multipurpose (\$2,828.75	\$0.00		\$2,828.75
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$4,327.50	\$0.00		\$4,327.50

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BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	2/18/2020	1/1/2020	764-12-19	Environmental Services - Ocean/Dwight Grou	\$6,766.57	\$0.00		\$6,766.57
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$6,766.57	\$0.00		\$6,766.57
CASH								
CASH	2/18/2020	2/18/2020	Replenishment	Petty Cash	\$543.37	\$0.00		\$543.37
				Totals for CASH:	\$543.37	\$0.00		\$543.37
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	2/18/2020	1/4/2020	Dental Reim.	Dental for Self and Spouse	\$1,805.50	\$0.00		\$1,805.50
CHRISTOPHER FIORE	2/18/2020	2/18/2020	January	Travel Expense	\$1,118.49	\$0.00		\$1,118.49
				Totals for CHRISTOPHER FIORE:	\$2,923.99	\$0.00		\$2,923.99
CME ASSOCIATES								
CME ASSOCIATES	2/18/2020	1/1/2020	0246565	Engineering Services - Condemnation Study	\$2,287.00	\$0.00		\$2,287.00
CME ASSOCIATES	2/18/2020	1/16/2020	0254457	Engineering Services - Berry Lane Park	\$6,640.50	\$0.00		\$6,640.50
CME ASSOCIATES	2/18/2020	1/1/2020	0245680	Engineering Services - Condemnation Study	\$4,694.50	\$0.00		\$4,694.50
CME ASSOCIATES	2/18/2020	1/16/2020	0254458	Engineering Services - Berry Lane Park	\$2,119.00	\$0.00		\$2,119.00
CME ASSOCIATES	2/18/2020	1/1/2020	0253669	Engineering Services - Berry Lane Park	\$7,403.15	\$0.00		\$7,403.15
CME ASSOCIATES	2/18/2020	1/1/2020	0253670	Engineering Services - Berry Lane Park	\$3,314.50	\$0.00		\$3,314.50
CME ASSOCIATES	2/18/2020	1/28/2020	0254717	Engineering Services - Condemnation Study	\$4,913.25	\$0.00		\$4,913.25
CME ASSOCIATES	2/18/2020	1/1/2020	0244906	Engineering Services - Condemnation Study	\$2,513.50	\$0.00		\$2,513.50
				Totals for CME ASSOCIATES:	\$33,885.40	\$0.00		\$33,885.40
COMCAST								
COMCAST	2/18/2020	1/28/2020	January	Business Cable - 66 York St Acct#849905354	\$153.78	\$0.00		\$153.78
COMCAST	2/18/2020	1/16/2020	January	Business Internet/Voice- 665 Ocean Ave Acct	\$188.21	\$0.00		\$188.21
				Totals for COMCAST:	\$341.99	\$0.00		\$341.99
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	2/18/2020	2/10/2020	January	Monthly Maintenance Fee	\$157.06	\$0.00		\$157.06
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$157.06	\$0.00		\$157.06
DIANA JEFFREY								
DIANA JEFFREY	2/18/2020	2/5/2020	Dental Reim.	Dental for Dependent	\$528.00	\$0.00		\$528.00
DIANA JEFFREY	2/18/2020	2/13/2020	Dental	Dental Expense - Self	\$148.00	\$0.00		\$148.00
DIANA JEFFREY	2/18/2020	2/18/2020	Reimbursement	Legal Courses Enrollment	\$630.00	\$0.00		\$630.00
DIANA JEFFREY	2/18/2020	2/18/2020	February	Travel Expense	\$25.76	\$0.00		\$25.76
				Totals for DIANA JEFFREY:	\$1,331.76	\$0.00		\$1,331.76
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	2/18/2020	1/23/2020	15309	Environmental Services - Berry Lane Park	\$550.00	\$0.00		\$550.00
DRESDNER ROBIN ENVIRON MGM	2/18/2020	1/23/2020	15304	Environmental Services - Berry Lane Park	\$1,677.50	\$0.00		\$1,677.50
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$2,227.50	\$0.00		\$2,227.50
EVENING JOURNAL ASSOCIATION								

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EVENING JOURNAL ASSOCIATION	2/18/2020	1/31/2020	January	Legal Advertising	\$828.03	\$0.00		\$828.03
				Totals for EVENING JOURNAL ASSOCIATION:	\$828.03	\$0.00		\$828.03
FEDERAL EXPRESS								
FEDERAL EXPRESS	2/18/2020	1/13/2020	6-894-48429	Overnight Deliveries	\$127.10	\$0.00		\$127.10
FEDERAL EXPRESS	2/18/2020	2/10/2020	6-922-51414	Overnight Deliveries	\$302.96	\$0.00		\$302.96
				Totals for FEDERAL EXPRESS:	\$430.06	\$0.00		\$430.06
FERRAIOLI, WIELKOTZ, CERULLO & CUVA								
FERRAIOLI, WIELKOTZ, CERULLO & CUVA	2/18/2020	2/3/2020	20323	Accounting Services - Ash Street Development	\$600.00	\$0.00		\$600.00
FERRAIOLI, WIELKOTZ, CERULLO & CUVA	2/18/2020	2/3/2020	20321	Accounting Services - February 2020	\$7,500.00	\$0.00		\$7,500.00
				Totals for FERRAIOLI, WIELKOTZ, CERULLO & CUVA:	\$8,100.00	\$0.00		\$8,100.00
FLORIO KENNY RAVALL, LLP								
FLORIO KENNY RAVALL, LLP	2/18/2020	1/1/2020	113111	Legal Services - Bayonne MUA	\$722.42	\$0.00		\$722.42
FLORIO KENNY RAVALL, LLP	2/18/2020	1/1/2020	113112	Legal Services - 474-480 Ocean Ave	\$87.50	\$0.00		\$87.50
FLORIO KENNY RAVALL, LLP	2/18/2020	1/1/2020	113110	Legal Services - 354 MLK Dr - Urban League	\$490.00	\$0.00		\$490.00
FLORIO KENNY RAVALL, LLP	2/18/2020	1/1/2020	199345	Legal Services - Virginia Gardens	\$315.00	\$0.00		\$315.00
FLORIO KENNY RAVALL, LLP	2/18/2020	1/1/2020	200906	Legal Services - Virginia Gardens	\$157.50	\$0.00		\$157.50
FLORIO KENNY RAVALL, LLP	2/18/2020	1/1/2020	199927	Legal Services - MLK IV	\$542.50	\$0.00		\$542.50
FLORIO KENNY RAVALL, LLP	2/18/2020	1/1/2020	112387	Legal Services - 263 MLK Drive	\$490.00	\$0.00		\$490.00
				Totals for FLORIO KENNY RAVALL, LLP:	\$2,804.92	\$0.00		\$2,804.92
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	2/18/2020	1/31/2020	43071	Legal Services - 98 Myrtle Avenue	\$20.89	\$0.00		\$20.89
GLUCK WALRATH LLP	2/18/2020	1/31/2020	43076	Legal Services - Cara Squared LLC	\$165.00	\$0.00		\$165.00
GLUCK WALRATH LLP	2/18/2020	1/31/2020	43073	Legal Services - 92-94 Stegman Street	\$550.00	\$0.00		\$550.00
GLUCK WALRATH LLP	2/18/2020	1/31/2020	43075	Legal Services - Jai Bajrang Invest LLC	\$879.30	\$0.00		\$879.30
GLUCK WALRATH LLP	2/18/2020	1/31/2020	43077	Legal Services - 9 Myrtle Avenue	\$192.50	\$0.00		\$192.50
GLUCK WALRATH LLP	2/18/2020	1/31/2020	43072	Legal Services - 182 Claremont Ave	\$467.50	\$0.00		\$467.50
GLUCK WALRATH LLP	2/18/2020	1/31/2020	43070	Legal Services - APRA	\$881.60	\$0.00		\$881.60
GLUCK WALRATH LLP	2/18/2020	1/31/2020	43074	Legal Services - 97-99 Dwight Street	\$137.50	\$0.00		\$137.50
				Totals for GLUCK WALRATH LLP:	\$3,294.29	\$0.00		\$3,294.29
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	2/18/2020	1/8/2020	9324	Recording - Cert from Tax Sales - 826 Ocean Ave	\$13.00	\$0.00		\$13.00
HUDSON COUNTY REGISTER	2/18/2020	1/7/2020	9312	Recording - Redevelopment Agreement - 306	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	2/18/2020	1/21/2020	12865	Recording - Deed for 174 Newark Avenue	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	2/18/2020	1/8/2020	9299	Recording - Dec. of Cov. & Restrictions - 98 N	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	2/18/2020	1/21/2020	13080	Recording - 1st Amend to Restated RDA - 18	\$13.00	\$0.00		\$13.00
				Totals for HUDSON COUNTY REGISTER:	\$125.00	\$0.00		\$125.00
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	2/18/2020	1/13/2020	0000054328	Services Rendered for Replacing Boilers #1, 2	\$93,169.82	\$0.00		\$93,169.82
IN-LINE AIR CONDITIONING CO.,	2/18/2020	1/7/2020	0000054559	Services Rendered for Room 117	\$146.48	\$0.00		\$146.48
				Totals for IN-LINE AIR CONDITIONING CO.,:	\$93,316.30	\$0.00		\$93,316.30

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INTEGRA REALTY RESOURCES - NORTHERN NJ								
INTEGRA REALTY RESOURCES - NC	2/18/2020	1/31/2020	204-2020-0015	Appraisal Svcs - Powerhouse (Washington St & 4th Ave)	\$7,500.00	\$0.00		\$7,500.00
				Totals for INTEGRA REALTY RESOURCES - NORTHERN NJ:	\$7,500.00	\$0.00		\$7,500.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	2/18/2020	1/21/2020	January	Water Charges - 25 Journal Sq Acct#30309321	\$266.31	\$0.00		\$266.31
JC MUNICIPAL UTILITIES AUTHORITY	2/18/2020	1/21/2020	January	Water Charges - 665 Ocean Acct#3030634854	\$315.14	\$0.00		\$315.14
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$581.45	\$0.00		\$581.45
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	2/18/2020	1/7/2020	14941	Legal Services - JCRA vs The Crazy Greek LL	\$2,135.00	\$0.00		\$2,135.00
KINNEY LISOVICZ REILLY & WOLF	2/18/2020	1/7/2020	14942	Legal Services - Crystal Point Restaurant & B	\$175.00	\$0.00		\$175.00
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$2,310.00	\$0.00		\$2,310.00
LABRON COLLINS								
LABRON COLLINS	2/18/2020	2/4/2020	Dental	Dental Expense - Self	\$152.50	\$0.00		\$152.50
				Totals for LABRON COLLINS:	\$152.50	\$0.00		\$152.50
LM PLAZA 4A PARKING LLC								
LM PLAZA 4A PARKING LLC	2/18/2020	2/10/2020	3799	Monthly Parking for 16 Spaces Monthly #170	\$4,591.36	\$0.00		\$4,591.36
LM PLAZA 4A PARKING LLC	2/18/2020	2/10/2020	3799-1	Monthly Parking for 16 Spaces Monthly #170	\$417.44	\$0.00		\$417.44
				Totals for LM PLAZA 4A PARKING LLC:	\$5,008.80	\$0.00		\$5,008.80
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168630	Legal Services - 125 Monitor Street	\$4,560.20	\$0.00		\$4,560.20
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168633	Legal Services - West Campus - Claremont 2	\$780.00	\$0.00		\$780.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/1/2020	168930	Legal Services - Newark Avenue (Canbis)	\$315.00	\$0.00		\$315.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168641	Legal Services - Namdar - Homestead	\$1,200.00	\$0.00		\$1,200.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168642	Legal Services - Hampshire	\$2,310.00	\$0.00		\$2,310.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168656	Legal Services - LHN TRAMZ-Fisher	\$32,231.07	\$0.00		\$32,231.07
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168663	Legal Services - Coles St Park - Hoboken Bro	\$2,472.04	\$0.00		\$2,472.04
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168650	Legal Services - Procurement Matter	\$315.00	\$0.00		\$315.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168659	Legal Services - 8 Erie Street Litigation	\$5,810.00	\$0.00		\$5,810.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168634	Legal Services - Argent - Aetna Monmouth	\$16,701.50	\$0.00		\$16,701.50
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168631	Legal Services - Argent Venture/Johnston Vie	\$1,530.00	\$0.00		\$1,530.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168664	Legal Services - Cole St - Special Assessment	\$3,420.00	\$0.00		\$3,420.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168651	Legal Services - LHN II (Fisher)	\$889.11	\$0.00		\$889.11
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168660	Legal Services - HCST Betz Community Cent	\$1,089.54	\$0.00		\$1,089.54
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168648	Legal Services - 400 7th Street	\$1,214.00	\$0.00		\$1,214.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168628	Legal Services - G&S Forest City RABs Matte	\$5,670.00	\$0.00		\$5,670.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168638	Legal Services - 8 Aetna St	\$13,449.07	\$0.00		\$13,449.07
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168661	Legal Services - Village Townhouse Estates	\$437.50	\$0.00		\$437.50
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168667	Legal Services - 311 Washington Street	\$1,520.20	\$0.00		\$1,520.20
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168636	Legal Services - TRFDP Jackson Green	\$1,360.00	\$0.00		\$1,360.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168662	Legal Services - 374 Communipaw Avenue	\$1,574.00	\$0.00		\$1,574.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168654	Legal Services - Marion Greenway	\$307.50	\$0.00		\$307.50

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MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168629	Legal Services - Berry Lane Park	\$1,820.00	\$0.00		\$1,820.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168632	Legal Services - 25 Journal Sq PATHSIDE	\$1,277.50	\$0.00		\$1,277.50
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168653	Legal Services - 25 Clinton Avenue	\$330.00	\$0.00		\$330.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168646	Legal Services - 184 Morgan Street	\$1,050.00	\$0.00		\$1,050.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168647	Legal Services - Newark Avenue (Canbis)	\$280.00	\$0.00		\$280.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168644	Legal Services - One Journal Sq - Kushner Li	\$1,120.00	\$0.00		\$1,120.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168640	Legal Services - Brandywine Matter	\$779.20	\$0.00		\$779.20
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168666	Legal Services - 360 9th Street - 367 10th Str	\$3,240.00	\$0.00		\$3,240.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168665	Legal Services - HCCC Redevelopment Agreee	\$1,365.00	\$0.00		\$1,365.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/1/2020	167289	Legal Services - Eden Wood Pacific Avenue	\$1,200.00	\$0.00		\$1,200.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/1/2020	167582	Legal Services - 311 Washington Condo	\$2,438.90	\$0.00		\$2,438.90
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168652	Legal Services - St.Lucys	\$1,650.00	\$0.00		\$1,650.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168657	Legal Services - 284 MLK Drive	\$595.00	\$0.00		\$595.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168645	Legal Services - Wallabout	\$210.00	\$0.00		\$210.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168637	Legal Services - Ocean/MLK	\$750.00	\$0.00		\$750.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168655	Legal Services - General Counsel	\$10,533.64	\$0.00		\$10,533.64
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168643	Legal Services - 292 MLK Mater	\$437.50	\$0.00		\$437.50
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168649	Legal Services - 25 Ege Avenue	\$280.00	\$0.00		\$280.00
MCMANIMON, SCOTLAND & BAU	2/18/2020	1/29/2020	168658	Legal Services - Argent (Grand Jersey Litigat	\$1,861.72	\$0.00		\$1,861.72
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$130,374.19	\$0.00		\$130,374.19
METLIFE								
METLIFE	2/18/2020	2/10/2020	March 2020-1	Deferred Salary Per Payroll Period Ending Ma	\$450.00	\$0.00		\$450.00
METLIFE	2/18/2020	2/10/2020	March 2020-2	Deferred Salary Per Payroll Period Ending Ma	\$450.00	\$0.00		\$450.00
				Totals for METLIFE:	\$900.00	\$0.00		\$900.00
ML, INC.								
ML, INC.	2/18/2020	1/3/2020	Application #003	BLP Project - Phase V - Pavillion	\$432,063.38	\$0.00		\$432,063.38
				Totals for ML, INC.:	\$432,063.38	\$0.00		\$432,063.38
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	2/18/2020	2/1/2020	February 2020	Storage Space at Dey Street	\$700.00	\$0.00		\$700.00
				Totals for MOISHE'S MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
MONACO LOCK COMPANY								
MONACO LOCK COMPANY	2/18/2020	1/1/2020	272385-0001	New Sesamee Padlock (2)	\$44.00	\$0.00		\$44.00
MONACO LOCK COMPANY	2/18/2020	1/1/2020	272362-0001	Regular Key Duplicated (3)	\$5.85	\$0.00		\$5.85
MONACO LOCK COMPANY	2/18/2020	1/1/2020	272266-0001	Regular Key Duplicated (8)	\$15.60	\$0.00		\$15.60
MONACO LOCK COMPANY	2/18/2020	1/1/2020	273218-0001	New Padlock and Shackle (2)	\$78.40	\$0.00		\$78.40
				Totals for MONACO LOCK COMPANY:	\$143.85	\$0.00		\$143.85
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	2/18/2020	1/31/2020	January	Legal Advertising	\$1,420.00	\$0.00		\$1,420.00
				Totals for NJ ADVANCE MEDIA, LLC:	\$1,420.00	\$0.00		\$1,420.00
PETROCCI AGENCY, LLC								

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
PETROCCI AGENCY, LLC	2/18/2020	1/1/2020	Additional Premium	350 Washington Street	\$47,837.31	\$0.00	\$47,837.31
				Totals for PETROCCI AGENCY, LLC:	\$47,837.31	\$0.00	\$47,837.31
PHILLIPS,PREISS GRYGIEL, LLC	2/18/2020	1/1/2020	30200	Research Work - 125 Monitor Street	\$1,412.50	\$0.00	\$1,412.50
				Totals for PHILLIPS,PREISS GRYGIEL, LLC:	\$1,412.50	\$0.00	\$1,412.50
PITNEY BOWES CREDIT CORPORATIO	2/18/2020	2/9/2020	1014970358	Quarterly Lease Payment for Stamp Machine	\$126.00	\$0.00	\$126.00
				Totals for PITNEY BOWES CREDIT CORPORATIO:	\$126.00	\$0.00	\$126.00
POTOMAC-HUDSON ENVIRONMENTAL I	2/18/2020	2/4/2020	20.436.4	Environmental Services - Greenville Yards Pr	\$4,540.00	\$0.00	\$4,540.00
POTOMAC-HUDSON ENVIRONMEN	2/18/2020	1/8/2020	19.436.3	Environmental Services - Greenville Yards Pr	\$5,643.30	\$0.00	\$5,643.30
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$10,183.30	\$0.00	\$10,183.30
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	292 MLK FI 2-1	Electric & Gas Services - 292 MLK Drive FI 2	\$260.84	\$0.00	\$260.84
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	292 MLK HSE-1	Electric & Gas Services - 292 MLK Drive HS	\$86.24	\$0.00	\$86.24
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	292 MLK FI 1-1	Electric & Gas Services - 292 MLK Drive FI 1	\$193.24	\$0.00	\$193.24
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	665 Ocean HSE-1	Electric & Gas Services - 665 Ocean Ave HS	\$311.07	\$0.00	\$311.07
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/15/2020	25 Journal-1	Electric & Gas Services - 25 Journal Sq Pathsi	\$2,218.90	\$0.00	\$2,218.90
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	665 Ocean 2A-1	Electric & Gas Services - 665 Ocean Ave 2A	\$185.96	\$0.00	\$185.96
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	665 Ocean 3B-1	Electric & Gas Services - 665 Ocean Ave 3B	\$114.18	\$0.00	\$114.18
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	665 Ocean 3C-1	Electric & Gas Services - 665 Ocean Ave 3C	\$100.74	\$0.00	\$100.74
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	665 Ocean 3D-1	Electric & Gas Services - 665 Ocean Ave 3D	\$85.14	\$0.00	\$85.14
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	665 Ocean 2D-1	Electric & Gas Services - 665 Ocean Ave 2D	\$46.72	\$0.00	\$46.72
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	665 Ocean 3A-1	Electric & Gas Services - 665 Ocean Ave 3A	\$136.56	\$0.00	\$136.56
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	665 Ocean 2B-1	Electric & Gas Services - 665 Ocean Ave 2B	\$243.26	\$0.00	\$243.26
PUBLIC SERVICE ELECTRIC & GAS	2/18/2020	1/22/2020	665 Ocean 2C-1	Electric & Gas Services - 665 Ocean Ave 2 C	\$88.03	\$0.00	\$88.03
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$4,070.88	\$0.00	\$4,070.88
PURCHASE POWER	2/18/2020	2/9/2020	Refill	Postage for Pitney Bowes Meter	\$402.50	\$0.00	\$402.50
				Totals for PURCHASE POWER:	\$402.50	\$0.00	\$402.50
R.S. KNAPP COMPANY, INC	2/18/2020	1/31/2020	L00604310	Printing Services	\$160.07	\$0.00	\$160.07
				Totals for R.S. KNAPP COMPANY, INC:	\$160.07	\$0.00	\$160.07
RAMON PONCE	2/18/2020	2/7/2020	Dental	Dental Expense - Self for Dec & Jan	\$153.84	\$0.00	\$153.84
				Totals for RAMON PONCE:	\$153.84	\$0.00	\$153.84
ROYAL PRINTING SERVICE	2/18/2020	2/12/2020	155070	Printing - Business Cards	\$180.00	\$0.00	\$180.00

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Discount Expires On	Net Amount Due
Silagy Contracting, LLC.				<i>Totals for ROYAL PRINTING SERVICE:</i>	<i>\$180.00</i>	<i>\$0.00</i>		<i>\$180.00</i>
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099	Lawn Maintenance & Trash Removal - 53 ML	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-1	Lawn Maintenance & Trash Removal - 185 D	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-2	Lawn Maintenance & Trash Removal - 97-99 J	\$220.00	\$0.00		\$220.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-3	Lawn Maintenance & Trash Removal - 92-94 K	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-21	Lawn Maintenance & Trash Removal - 524-5	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-24	Lawn Maintenance & Trash Removal - 174 N	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-25	Lawn Maintenance & Trash Removal - 336 3	\$205.00	\$0.00		\$205.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-26	Lawn Maintenance & Trash Removal - Power	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-27	Lawn Maintenance & Trash Removal - 91 Ha	\$215.00	\$0.00		\$215.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-14	Lawn Maintenance & Trash Removal - 550 J	\$355.00	\$0.00		\$355.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-15	Lawn Maintenance & Trash Removal - 84 Sip	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-4	Lawn Maintenance & Trash Removal - 199 S	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-6	Lawn Maintenance & Trash Removal - 284 M	\$160.00	\$0.00		\$160.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-8	Lawn Maintenance & Trash Removal - 314 M	\$235.00	\$0.00		\$235.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-11	Lawn Maintenance & Trash Removal - 25 Cl	\$275.00	\$0.00		\$275.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-20	Lawn Maintenance & Trash Removal - 665 O	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-22	Lawn Maintenance & Trash Removal - 405-4	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-23	Lawn Maintenance & Trash Removal - 51 Cr	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-16	Lawn Maintenance & Trash Removal - Newar	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-5	Lawn Maintenance & Trash Removal - 204 S	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-7	Lawn Maintenance & Trash Removal - 292 M	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-9	Lawn Maintenance & Trash Removal - 326-3	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-10	Lawn Maintenance & Trash Removal - 141 K	\$205.00	\$0.00		\$205.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-12	Lawn Maintenance & Trash Removal - 408-4	\$275.00	\$0.00		\$275.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-13	Lawn Maintenance & Trash Removal - 199 W	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-18	Lawn Maintenance & Trash Removal - 36-36 I	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-19	Lawn Maintenance & Trash Removal - 1054-	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	2/18/2020	1/23/2020	8099-17	Lawn Maintenance & Trash Removal - 180 N	\$320.00	\$0.00		\$320.00
				<i>Totals for Silagy Contracting, LLC.:</i>	<i>\$6,165.00</i>	<i>\$0.00</i>		<i>\$6,165.00</i>
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	2/18/2020	2/5/2020	January	Office Supplies	\$1,035.41	\$0.00		\$1,035.41
				<i>Totals for STAPLES CREDIT PLAN:</i>	<i>\$1,035.41</i>	<i>\$0.00</i>		<i>\$1,035.41</i>
THOMSON REUTERS WEST								
THOMSON REUTERS WEST	2/18/2020	1/1/2020	841297915	Leasing Charge for Account #1000096700	\$71.00	\$0.00		\$71.00
THOMSON REUTERS WEST	2/18/2020	1/1/2020	840272923	Leasing Charge for Account #1000096700	\$228.00	\$0.00		\$228.00
				<i>Totals for THOMSON REUTERS WEST:</i>	<i>\$299.00</i>	<i>\$0.00</i>		<i>\$299.00</i>
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	2/18/2020	2/10/2020	January	Toshiba Copier Monthly Fee	\$1,185.00	\$0.00		\$1,185.00
TOSHIBA FINANCIAL SERVICES	2/18/2020	2/5/2020	5009146587	Toshiba Copier	\$705.13	\$0.00		\$705.13

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	2/18/2020	1/8/2020	200023270	Annual Fee - 25 Colony Road	\$1,890.13	\$0.00		\$1,890.13
				Totals for TOSHIBA FINANCIAL SERVICES:				
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	2/18/2020	1/24/2020	5639007	Water & Cooler Rental - 66 York Street	\$6.50	\$0.00		\$6.50
TWIN ROCKS SPRING WATER	2/18/2020	1/1/2020	5634365	Water & Cooler Rental - 66 York Street	\$106.00	\$0.00		\$106.00
				Totals for TWIN ROCKS SPRING WATER:	\$112.50	\$0.00		\$112.50
United Site Services								
United Site Services	2/18/2020	1/2/2020	0005811453	Restroom Services - Berry Lane Park - February	\$2,572.71	\$0.00		\$2,572.71
United Site Services	2/18/2020	1/30/2020	0005828651	Restroom Services - Berry Lane Park - January	\$2,572.71	\$0.00		\$2,572.71
				Totals for United Site Services:	\$5,145.42	\$0.00		\$5,145.42
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	2/18/2020	2/1/2020	January 2020	Case & Property Management - 665 Ocean Av	\$4,791.67	\$0.00		\$4,791.67
				Totals for UNITED WAY OF HUDSON COUNTY:	\$4,791.67	\$0.00		\$4,791.67
US POSTAL SERVICE								
US POSTAL SERVICE	2/18/2020	2/18/2020	Refill	Postage Refill for Meter	\$600.00	\$0.00		\$600.00
				Totals for US POSTAL SERVICE:	\$600.00	\$0.00		\$600.00
VERIZON								
VERIZON	2/18/2020	1/23/2020	9847020931	Agency Telephone Expense	\$348.01	\$0.00		\$348.01
				Totals for VERIZON:	\$348.01	\$0.00		\$348.01
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	2/18/2020	2/4/2020	207480201	Office Supplies	\$757.36	\$0.00		\$757.36
W. B. MASON CO., INC.	2/18/2020	1/24/2020	207145167	Office Supplies	\$502.44	\$0.00		\$502.44
				Totals for W. B. MASON CO., INC.:	\$1,259.80	\$0.00		\$1,259.80
WILLIAM J. GUARINI, INC.								
WILLIAM J. GUARINI, INC.	2/18/2020	1/20/2020	WO-1047	Plumbing Services at 575 Rt 440 Jersey City	\$264.00	\$0.00		\$264.00
				Totals for WILLIAM J. GUARINI, INC.:	\$264.00	\$0.00		\$264.00
XEROX CORPORATION								
XEROX CORPORATION	2/18/2020	1/1/2020	December	Copier Meter Usage	\$217.48	\$0.00		\$217.48
				Totals for XEROX CORPORATION:	\$217.48	\$0.00		\$217.48
ZUCCARO, INC.								
ZUCCARO, INC.	2/18/2020	1/18/2020	20200036	Snow Removal Services - 1/18/20	\$12,715.00	\$0.00		\$12,715.00
				Totals for ZUCCARO, INC.:	\$12,715.00	\$0.00		\$12,715.00
				GRAND TOTALS:	\$920,680.48	\$0.00		\$920,680.48

Jersey City Redevelopment Agency Cash Requirements Report

- Report name: Invoice Due Today
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: Today (2/18/2020)
- 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	2/18/2020	1/1/2020	0253678	Engineering Services - BAYFRONT	\$19,788.25	\$0.00		\$19,788.25
CME ASSOCIATES	2/18/2020	1/16/2020	0254459	Engineering Services - BAYFRONT	\$6,043.00	\$0.00		\$6,043.00
				Totals for CME ASSOCIATES:	\$25,831.25	\$0.00		\$25,831.25
FERRAIOLI, WIELKOTZ, CERULLO & CUVA								
FERRAIOLI, WIELKOTZ, CERULLO & CUVA	2/18/2020	2/3/2020	20322	Accounting Services - BAYFRONT	\$1,200.00	\$0.00		\$1,200.00
FERRAIOLI, WIELKOTZ, CERULLO & CUVA	2/18/2020	1/1/2020	12202	Accounting Services - BAYFRONT	\$1,050.00	\$0.00		\$1,050.00
				Totals for FERRAIOLI, WIELKOTZ, CERULLO & CUVA:	\$2,250.00	\$0.00		\$2,250.00
FUSION CREATIVE								
FUSION CREATIVE	2/18/2020	1/21/2020	3028	Logo and Website Design - BAYFRONT	\$12,180.00	\$0.00		\$12,180.00
				Totals for FUSION CREATIVE:	\$12,180.00	\$0.00		\$12,180.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN, LLC	2/18/2020	1/20/2020	168639	Legal Services - BAYFRONT	\$7,636.27	\$0.00		\$7,636.27
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$7,636.27	\$0.00		\$7,636.27
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	2/18/2020	1/10/2020	77960.010-7	Architectural Services - BAYFRONT	\$32,833.69	\$0.00		\$32,833.69
Perkins Eastman Architects DPC	2/18/2020	1/1/2020	77960.00.0-5	Architectural Services - BAYFRONT	\$23,506.56	\$0.00		\$23,506.56
Perkins Eastman Architects DPC	2/18/2020	1/1/2020	77960.01.0-6	Architectural Services - BAYFRONT	\$11,406.75	\$0.00		\$11,406.75
				Totals for Perkins Eastman Architects DPC:	\$67,747.00	\$0.00		\$67,747.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	2/18/2020	1/8/2020	19.627.6	Environmental Services - BAYFRONT	\$1,425.00	\$0.00		\$1,425.00
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$1,425.00	\$0.00		\$1,425.00
GRAND TOTALS:					\$117,069.52	\$0.00		\$117,069.52

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 (2/18/2020)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Investors - Bayfront

Include all Invoice Attributes

Include all Vendor Attributes