

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CONTRACT WITH BROWNFIELD REDEVELOPMENT
SOLUTIONS, INC. FOR SUSTAINABILITY SPECIALIST
CONSULTING SERVICES FOR THE BAYFRONT I
REDEVELOPMENT AREA**

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

WHEREAS, in connection with the redevelopment of the Redevelopment Area, the City entered into a certain Cooperation Agreement (the “**Cooperation Agreement**”) with the Agency pursuant to which the Agency is authorized to oversee certain work and services on behalf of the City, including the management and procurement of a sustainability specialist (the “**Sustainability Specialist**”) to perform sustainability specialist consulting services (the “**Services**”) for the Bayfront Site; and

WHEREAS, by Resolution 19-11-6 adopted November 18, 2019, the Agency authorized the use of competitive contracting to award a contract for a Sustainability Specialist; and

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

WHEREAS, the Agency received four (4) proposals in response to the RFP (the “**Proposals**”); and

WHEREAS, the Agency formed an Evaluation Committee to review the Proposals (the “**Evaluation Committee**”);

WHEREAS, the Evaluation Committee reviewed the Proposals and counsel for the Agency prepared an Evaluation Report in accordance with *N.J.S.A. 40A:11-4.5(d)* evaluating the Proposals and recommending the award of a contract for the Services (the “**Evaluation Report**”) to Brownfield Redevelopment Solutions, Inc. (“**BRS**”) based on

its Proposal for Sustainability Specialist Consulting Services for Bayfront, dated January 10, 2020 (the “**BRS Proposal**”); and

WHEREAS, the Agency wishes to award a contract to BRS to perform the Services in accordance with the terms and conditions set forth in the RFP and the BRS Proposal, in the amount of Seventy Three Thousand Seven Hundred Fifteen Dollars (\$73,715) plus a ten (10%) percent contingency bringing the total not to exceed amount to Eighty One Thousand Eighty Six Dollars and Fifty Cents (\$81,086.50), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Contract between the Agency and BRS shall be for a six (6) month term commencing upon execution of the contract between the Agency and BRS, with an option to renew, in the Agency’s sole discretion, the contract for up to an additional six (6) months; and

WHEREAS, the Agency seeks the 10% contingency and the discretionary extension period due to COVID-19 so that it can ensure that BRS can fully perform the Contract; and

WHEREAS, the Agency certifies it has funds available to compensate BRS for the Services; and

WHEREAS, the Evaluation Report was made available to the public in accordance with *N.J.S.A. 40A:11-4.5(d)*; and

WHEREAS, notice of the award of the contract authorized herein shall be published in an official newspaper,

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

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

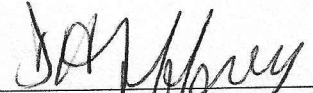
Section 2. The Board of Commissioners hereby authorizes the award of a contract to BRS to perform the Services in accordance with the terms and conditions set forth in the RFP and the BRS Proposal, in an amount not to exceed Eighty One Thousand Eighty Six Dollars and Fifty Cents (\$81,086.50) to be paid in accordance with the rates set forth in the BRS Proposal, for a six (6) month term commencing upon execution of the contract between the Agency and BRS, with an option to renew, in the Agency’s sole discretion, the contract for up to an additional six (6) months.

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

Section 4. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the contract awarded herein and any and all other documents necessary to effectuate this Resolution, together with such additions, deletions and modifications as deemed necessary and/or desirable in consultation with counsel.

Section 5. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of April 1, 2020.



Diana H. Jeffrey, Secretary

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	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 360 9 STREET LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 6902, LOT 29, C0003, COMMONLY KNOWN AS 367 10TH STREET, IN THE ENOS JONES REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) was established by 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 Enos Jones Redevelopment Area (the “Redevelopment Area”) as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the City has enacted the Enos Jones 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, 360 9 Street LLC (the “Redeveloper”) proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 6902, Lot 29, C0003, commonly known as 367 10th Street (the “Property”); and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to construct a project including a six (6) story building of approximately 85,000 square feet; a roof terrace; fifty-eight (58) residential rental units, four (4) of which shall be below residential market rate units; indoor parking and a surface parking lot; and

WHEREAS, on September 24, 2019, by Resolution No. 19-09-07, the Agency designated the Redeveloper as redeveloper of the Property, which designation was subsequently extended by Resolution No. 19-12-07 adopted December 17, 2019 to allow time for the Agency and Redeveloper to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until June 30, 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:

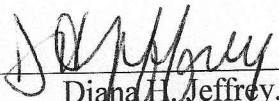
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

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

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

Section 4. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of April 1, 2020.


Diana H. Jeffrey, Secretary

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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A PROFESSIONAL SERVICES CONTRACT
WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC.
FOR ENVIRONMENTAL SERVICES AT CERTAIN PROPERTIES
COMMONLY KNOWN AS 317 SKINNER MEMORIAL DRIVE
AND 41-63 AETNA STREET, IDENTIFIED AS BLOCK 15801,
LOTS 70 AND 78, WITHIN THE GRAND JERSEY
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, the City adopted a redevelopment plan known as the Grand Jersey Redevelopment Plan (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Grand Jersey Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, the City owns certain property located within the Redevelopment Area identified as Block 15801, Lots 70 and 78, commonly known as 317 Skinner Memorial Drive (“**Lot 70**”) and 41-63 Aetna Street (the “**Pittsburg Metals Site**”; together with Lot 70 the “**Properties**”); and

WHEREAS, the Agency and 8 Aetna, LLC are parties to that certain Redevelopment Agreement dated December 18, 2019 for the redevelopment of certain properties, including Lot 70; and

WHEREAS, the Agency and Aetna Monmouth Urban Renewal, LLC are parties to that certain Redevelopment Agreement dated August 16, 2019, as amended by that certain First Amendment to Redevelopment Agreement dated December 12, 2019, for the redevelopment of certain properties, including the Pittsburg Metals Site; and

WHEREAS, pursuant to City Ordinance 19-013 finally adopted on February 5, 2019, the City is authorized to and intends to transfer certain parcels, including the Properties, to the Agency for the purpose of aiding and cooperating in the undertaking of the redevelopment projects in the Redevelopment Area, including causing a public park to be constructed in the Redevelopment Area; and

WHEREAS, pursuant to that certain License Agreement between the City and the Agency, dated November 20, 2006, and as subsequently extended on September 1, 2018, the Agency has the authority to conduct remediation work on the Properties; and

WHEREAS, the Agency requires certain professional environmental services on the Properties, including a Phase I Site Assessment for the Pittsburgh Metals Site and a Phase I Site Assessment for Lot 70 (the "**Environmental Services**"), in order to maintain federal liability protections and thus preserve the ability to use Environmental Protection Agency grant funding (assessment and RLF) prior to the Agency's acquisition of the Property; and

WHEREAS, Brownfield Redevelopment Solutions, Inc. ("**BRS**") has provided a proposal dated January 26, 2020 to the Agency to complete the Environmental Services for Lot 70 and the Pittsburgh Metals Site; and

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

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

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

WHEREAS, the Agency desires to award a contract to BRS for the Environmental Services in accordance with the Proposal for a total contract amount not to exceed \$11,000, payable in accordance with the rate chart included in the Proposal, for a term to expire no later than one (1) year after the effective date of the contract, or upon completion of the Environmental Services, whichever is earlier; and

WHEREAS, the Agency certifies that it has funds available for such costs through 2016 Hazardous Substances Assessment Grant, BF 96273700, awarded to the Agency by the U.S. Environmental Protection Agency,

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

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

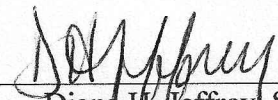
Section 2. The Board of Commissioners hereby authorizes the award of a contract for the Environmental Services to BRS in an amount not to exceed \$11,000, payable in accordance with the Proposal, for a term to expire no later than one (1) year after the effective date of the contract, or upon completion of the Environmental Services, whichever is earlier.

Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver the contract authorized herein and to execute any and all documents necessary to effectuate this Resolution, subject to the terms and conditions of the Agency's form professional services agreement, all with such additions, deletions or modifications as deemed necessary and/or desirable 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.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of April 1, 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	✓			
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
SECOND AMENDMENT TO CONTRACT NO. 18-11-RN2 WITH
TARGET FIRE PROTECTION FOR FIRE PROTECTION AND
PLUMBING IMPROVEMENTS AT AGENCY-OWNED
PROPERTY LOCATED AT 292 MARTIN LUTHER KING JR.
DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT
AREA**

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

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

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

WHEREAS, the Agency entered into that certain Contract No. 18-11-RN2 dated January 22, 2019 and Change Order #1 to Contract No. 18-11-RN2 dated October 15, 2019 (collectively, the “**Original Contract**”) with Target Fire Protection (the “**Company**”) to complete fire protection and plumbing improvements at the Property as further described in the Original Contract; and

WHEREAS, the Parties entered into a First Amendment to the Original Contract dated January 22, 2020 (the “**First Amendment**”) to allow the Company to complete fire protection work at the Property as required by the City fire inspector; and

WHEREAS, the Agency wishes to authorize a Second Amendment to the Original Contract (the “**Second Amendment**”) for the purpose of extending the expiration date of the Original Contract to May 31, 2020 to allow additional time for the Company to complete the fire protection work at the Property; and

WHEREAS, except as authorized herein, all other terms and conditions of the Original Contract shall remain in full force and effect, including but not limited to the previously authorized not-to-exceed aggregate amount of \$19,110.00, which, in accordance with *N.J.S.A. 40A:11-3*, does not exceed the Agency’s public bid threshold of \$40,000.00,

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.

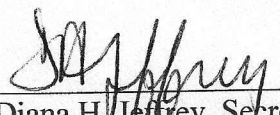
Section 2. The Board of Commissioners hereby authorizes the Second Amendment to allow for an extension of the expiration date of the Original Contract to May 31, 2020.

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

Section 4. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute a Second Amendment to Contract No. 18-11-RN2, together with such additions, deletions or modifications as may be necessary or desirable in consultation with counsel to the Agency, and to execute any and all other documents necessary to effectuate this Resolution, all with such modifications as deemed necessary in consultation with counsel.

Section 5. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of April 1, 2020.


Diana H. Jeffrey, Secretary

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	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 19-08-RN3 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL SERVICES FOR PROPERTY COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE AND IDENTIFIED AS BLOCK 20001, LOTS 18-22 IN THE MORRIS CANAL 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, the City adopted a redevelopment plan known as the Morris Canal Redevelopment Plan (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Morris Canal Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, the Agency requires environmental services at Agency-owned property identified as Block 20001, Lots 18, 19, 20, 21 and 22 on the tax maps of the City, commonly known as 408-420 Communipaw Avenue (the “**Property**”) within the Redevelopment Area; and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, the Agency and Brownfield Redevelopment Solutions, Inc. (“**BRS**”) entered into that certain Professional Services Contract No. 19-08-RN3 dated September 1, 2019 (the “**Original Contract**”) to perform a preliminary assessment, site investigation, and related professional environmental services (the “**Professional Environmental Services**”); and

WHEREAS, in performing the Professional Environmental Services, BRS recommended undertaking additional environmental services based on the findings of the site investigation and preliminary site assessment, including but not limited to services related to the closure of an underground storage tank, all as more thoroughly described in the revised proposal dated February 10, 2020, attached hereto as **Exhibit A** (the “**Revised Proposal**”); 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 environmental services and to increase the contract amount, which in accordance with the Revised Proposal shall not exceed \$97,780.00 and shall be payable in accordance with the rates set forth in the Revised Proposal; 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.

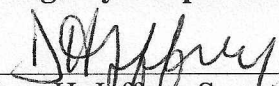
Section 2. The Board of Commissioners hereby authorizes the First Amendment to allow for performance of additional environmental services and authorizes an increase of the amount of the Original Contract, which shall not exceed \$97,780.00 and shall be payable in accordance with the rates set forth in the Revised Proposal.

Section 3. The Chairman, Vice Chair, 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, with such modifications as deemed necessary 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 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 Special Meeting of April 1, 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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SECOND AMENDMENT TO ACCESS AGREEMENT WITH PPG
INDUSTRIES, INC. WITH RESPECT TO CERTAIN PROPERTIES
COMMONLY KNOWN AS 1054-1060 AND 1068 GARFIELD AVENUE
WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is the owner of certain real property located within the Morris Canal Redevelopment Area identified as Block 18901, Lots 7, 8, 9 and 10 on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 1054-1060 Garfield Avenue, and Block 18901, Lot 12, commonly known as 1068 Garfield Avenue (collectively, the “**JCRA Properties**”); and

WHEREAS, by Resolution No. 18-02-12 dated February 20, 2018, the Agency was authorized to enter into an Access Agreement with PPG Industries, Inc. (“**PPG**”) for the purpose of performing certain testing, soil boring, groundwater testing and monitoring and remedial work at the JCRA Properties (the “**Access Agreement**”); and

WHEREAS, the Access Agreement provided PPG, its agents, employees, and independent contractors (the “**PPG Licensees**”), as well as to the Court Licensee (as defined in the Original Agreement), access to the JCRA Properties for a term of one (1) year effective as of February 21, 2018 and subject to the discretion of the Executive Director of the Agency; and

WHEREAS, by Resolution No. 19-01-15 dated January 15, 2019, the Agency authorized a First Amendment to Access Agreement Between Jersey City Redevelopment Agency and PPG Industries, Inc. (the “**First Amendment**”) to, in pertinent part, extend the right of access to include former Block 18901, Lot 18, which was consolidated into Block 18901, Lot 1.01 (“**Berry Lane Park**”), and to extend the term of access to December 31, 2019 subject to the discretion of the Executive Director of the Agency; and

WHEREAS, except as expressly modified by the First Amendment, all terms and conditions of the Access Agreement remained in full force and effect; and

WHEREAS, the First Amendment, and therefore PPG’s, the PPG Licensees’ and the Court Licensee’s access to the Properties and Berry Lane Park, expired on December 31, 2019; and

WHEREAS, PPG, as part of its continuing obligations pursuant to the Administrative Consent Order (the “**ACO**”) entered into with the New Jersey Department of Environmental Protection (the “**DEP**”), has indicated that there is still a need for the PPG Licensees and the Court Licensee to access Berry Lane Park for the purpose of continuing to perform soil sampling thereon; and

WHEREAS, the Agency wishes to enter into a Second Amendment to Access Agreement Between Jersey City Redevelopment Agency and PPG Industries, Inc. (the “**Second Amendment**”) in order to provide PPG, the PPG Licensees and the Court Licensee access to the Berry Lane Park for the purpose of conducting soil sampling, in substantially the form on file with the Agency, for a term of one (1) year,

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 Second Amendment as described herein.

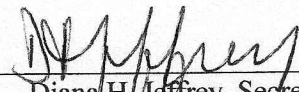
Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver the Second Amendment authorized herein and to execute any and all documents necessary to effectuate this Resolution, together with such additions, deletions and modifications as deemed necessary and/or desirable 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 Second Amendment authorized herein, in consultation with counsel.

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

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of April 1, 2020.


Diana H. Jeffrey, Secretary

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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION GARDEN STATE EPISCOPAL AS THE
REDEVELOPER FOR PROPERTY LOCATED AT 405-407 OCEAN
AVENUE AND IDENTIFIED ON THE CITY'S TAX MAP AS
BLOCK 25802, LOTS 25 AND 26, WITHIN THE
OCEAN/BAYVIEW REDEVELOPMENT AREA**

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Ocean/Bayview Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Ocean/Bayview Redevelopment Plan" (as the same may be amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, certain properties identified on the City's tax maps as Block 25802, Lots 25 and 26, also known as 405-407 Ocean Avenue (collectively, the "**Property**") are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on September 24, 2019, the Agency adopted Resolution No. 19-09-15 conditionally designating Garden State Episcopal (the "**Redeveloper**") as redeveloper of the Property to allow time for the Agency and Redeveloper to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until May 31, 2020, which period 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 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 incorporated herein as if set forth at length.

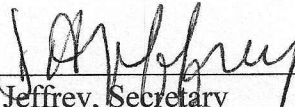
Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until May 31, 2020, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, to allow the Agency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

negotiation of and enter into a redevelopment agreement for the redevelopment of the Property.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of April 1, 2020.


Diana H. Jeffrey, Secretary

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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES CONTRACT WITH GRO ARCHITECTS,
PLLC FOR ARCHITECTURAL SERVICES AT AGENCY-OWNED
PROPERTY IDENTIFIED AS 405-407 OCEAN AVENUE WITHIN THE
OCEAN/BAYVIEW REDEVELOPMENT AREA**

CSO NO.
20-SP-
049

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, the Agency owns certain property within the City identified as Block 25802, Lots 25 and 26 on the official tax map of the City, commonly known as 405-407 Ocean Avenue (the "Property"), which Property is located within the Ocean/Bayview Redevelopment Area and governed by the Ocean/Bayview Redevelopment Plan (the "Redevelopment Plan") pursuant to the Redevelopment Law; and

WHEREAS, the Agency requires the services of an architectural firm to prepare a schematic design, to provide services during the construction document phase, to provide construction phase services, and to assist in securing planning board approvals (collectively, the "Work"); and

WHEREAS, by Resolution No. 19-03-15, the Agency authorized a professional services agreement with GRO Architects, PLLC (the "Contractor") to perform the Work at the Property in accordance with the Contractor's proposal dated February 20, 2019 a copy of which is on file with Agency (the "Proposal"), submitted in response to the Agency's request for quotes for architectural services; and

WHEREAS, the Agency and the Contractor previously entered into that certain Contract No. 19-03-PO5 dated March 27, 2019 for an amount not to exceed \$24,900.00, to be paid in accordance with the rates set forth in the Proposal, which contract expired on March 26, 2020; and

WHEREAS, the Agency desires to authorize a professional services agreement to engage the Contractor to complete the remaining Work at the Property in accordance with the scope and rates set forth in the Proposal for an amount not to exceed \$15,900.00; and

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

WHEREAS, pursuant to *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "LPCL"), contracts for professional services may be awarded without public bidding; and

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

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

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

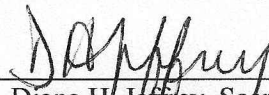
Section 2. The Agency hereby authorizes a professional services agreement with GRO Architects, PLLC, for the performance of architectural services in an amount not to exceed Fifteen Thousand Nine Hundred Dollars (\$15,900.00) and for a term that shall expire upon the earlier of one year from execution, or the completion of the Work authorized herein.

Section 3. The Chairman, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the professional services agreement, together with such additions, deletions and/or modifications as deemed necessary and/or desirable in consultation with counsel, all subject to the Agency's form professional services agreement.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its special meeting held on April 1, 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	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY AND THE ACCEPTANCE AND CONVEYANCE OF FIVE CONDOMINIUM UNITS OWNED BY THE CITY OF JERSEY CITY WITHIN THE PROPERTY IDENTIFIED AS BLOCK 11612, LOT 2, COMMONLY KNOWN AS 311 WASHINGTON STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by 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, in accordance with the criteria set forth in the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), the City established an area in need of redevelopment commonly known as the Powerhouse Arts District Redevelopment Area (the “**Redevelopment Area**”) and adopted and subsequently amended a redevelopment plan for the Redevelopment Area entitled the “Powerhouse Arts District Redevelopment Plan” (as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, there were several lawsuits by and among the City, Washington Commons, LLC (“**Washington Commons**”) and others regarding the property at 311 Washington Street (the “**Property**”) located within the Redevelopment Area and subject to the Redevelopment Plan, being: City of Jersey City v. Washington Commons, LLC, et. al., Docket No. HUD-L-4044-15 (the “**State Court Litigation**”), and, Washington Commons, LLC, et. al. v. The City of Jersey City, et. al., Case No. 2:16-cv-1458 (WJM) (MF) (the “**Federal Court Litigation**” and together with the State Court Litigation, the “**Lawsuits**”); and

WHEREAS, the Lawsuits resulted in a Settlement Agreement in February 2017 (the “**Settlement**”), which in pertinent part provides that Washington Commons would transfer seven (7) condominium units (the “**Units**”) to the City, Washington Commons was to undertake certain repairs and other actions, and thereafter the City would transfer two (2) of the condominium units, back to Washington Commons (the “**Owner Units**”) for no additional consideration leaving five (5) condominium units in the City’s ownership (the “**City Units**”), being:

- 1) Block 11612, Lot 2, Qualifier C0201, known as Unit 2A
- 2) Block 11612, Lot 2, Qualifier C0202, known as Unit 2B
- 3) Block 11612, Lot 2, Qualifier C0203, known as Unit 2C
- 4) Block 11612, Lot 2, Qualifier C0204, known as Unit 2D
- 5) Block 11612, Lot 2, Qualifier C0207, known as Unit 2G; and

WHEREAS, by Ordinance 17-027 adopted on March 22, 2017 (the “**City Ordinance**”), the City authorized the conveyance of the City Units to the Agency to coordinate the sale of the City Units to third-parties with the net proceeds of the sales to be deposited in the City’s Affordable Housing Trust Fund in accordance with the Settlement; and

WHEREAS, the City Ordinance also provides that the City and the Agency enter into a Cooperation Agreement to govern the conveyance of the City Units to the Agency and the sale of the City Units with the net proceeds of the sales to be deposited in the City's Affordable Housing Trust Fund; and

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

WHEREAS, in accordance with the City Ordinance, the City and the Agency have negotiated a Cooperation Agreement (the "**Agreement**") governing the manner in which: (i) the City shall convey the City Units to Agency; and (ii) the Agency shall sell the City Units, a copy of which is attached hereto as **EXHIBIT A**; and

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

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

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

Section 2. The Agency hereby approves the Cooperation Agreement, substantially in the form attached hereto as **EXHIBIT A**, together with any changes, insertions and omissions thereto as the Executive Director, after consultation with counsel to the Agency, deem in their collective discretion to be necessary or desirable for the execution thereof.

Section 3. The Executive Director is hereby authorized and directed to execute and enter into the Cooperation Agreement with the City setting forth the respective duties and obligations of the City and the Agency with regard to the conveyance of the Units, together with any such additions, deletions and modifications as may be deemed necessary and/or desirable in consultation with counsel.

Section 4. (a) The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to accept the transfer of the City Units from the City and to execute and deliver any documents reasonably required, including accepting any and all associated documents from the City, including but not limited to deeds and the execution and delivery of any documents by the Agency required to effectuate the transfers of the City Units to the Agency, in consultation with counsel to the Agency.

(b) The Chairman, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized to expend funds to maintain the City Units (including but not limited to, common area maintenance charges, taxes, utilities, and insurance), and retain professionals, consultants and others to market and the sell the City units including but not limited to, attorneys, real estate brokers, marketing personnel and the like.

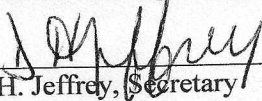
(c) The Chairman, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized to negotiate and execute purchase and sale agreements for the sale of the City Units, to close on such sales, to execute, accept and/or deliver such deeds and documents as are necessary to facilitate the sale of the City Units and the transactions contemplated hereby and in the Cooperation Agreement, 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.

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

Section 5. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of April 1, 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 A

The Cooperation Agreement