

Regular Meeting
April 21, 2020

PRESENTATIONS –

Canal Crossing Redevelopment Area

829 Garfield Holdings, LP, to make a presentation to the Board for the construction of a five-story mixed-use building surrounding an interior parking lot, consisting of approximately 110 units, approximately 79 off-street parking spaces positioned on the ground floor to serve the residents of the building, and approximately 10,919 square feet of ground-floor commercial space, along with green space on Carteret Avenue within the Canal Crossing Redevelopment Area

Regular Meeting
April 21, 2020

PRESENTATIONS –

Journal Square 2060 Redevelopment Area

Ironstate Development, LLC, to make a presentation to the Board for the construction of an eighteen story mixed-used building, consisting of approximately 466 market rate residential unit and 52 affordable residential units, approximately 73 self-parking spots Or 102 parking sport with stackers, and approximately 12,500 square feet of retail square on the ground floor within the Journal Square 2060 Redevelopment Area

Regular Meeting

April 21, 2020

PRESENTATIONS –

Liberty Harbor Redevelopment Area One Grove Property, LLC, to make a presentation to the Board for the construction of a mixed-use building consisting of up to twelve (12) stories, plus an attic story above, in a LEED certified building, with up to 148 residential units and up to 74 parking spaces with a mix of commercial within the Liberty Harbor Redevelopment Area

Regular Meeting
April 21, 2020

PRESENTATIONS –

Western Gateway and Marine Industrial Redevelopment Area

1033 Communipaw Avenue, LLC, to make a presentation to the Board for the construction a mix of uses including: alight industrial, distribution center consisting of a proposed 84,000 square feet; industrial flex, office and retail space consisting of a proposed 18,000 square feet; office and retail space consisting of a proposed 16,000 square feet; a waterfront walkway; and a 14-acre waterfront park within the Western Gateway and Marine Industrial Redevelopment Area

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PEGASUS ENTERPRISES, LLC AS THE SUB-REDEVELOPER OF BLOCK 13802, LOTS 12, 13, 14, 15, 16, 17, 18 AND 19, COMMONLY KNOWN AS 11-13, 7-9 & 1-3 BROOK STREET, 17-23 BATES STREET AND 114, 116, 118 & 120 COLDEN STREET, RESPECTIVELY, WITHIN THE BATES STREET REDEVELOPMENT AREA

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, on August 20, 2019, pursuant to Resolution No. 19-08-9, the JCRA designated the Sub-Redeveloper on the condition that the claims it filed under Docket No. HUD-0625-19 be dismissed; and

WHEREAS, on or about September 27, 2019, the Sub-Redeveloper, JCRA and the City entered into a Consent Order dismissing the Sub-Redeveloper's claims filed under Docket No. HUD-0625-19, therefore, effectuating the Sub-Redeveloper's designation for 120 days; and

WHEREAS, after a hearing on October 29, 2019, with a Resolution being memorialized on December 30, 2019, the Sub-Redeveloper received final site plan approval with requested amendments, subject to the Sub-Redeveloper's entry of a Sub-Redevelopment Agreement with the Master Redeveloper and the JCRA; and

WHEREAS, on January 31, 2020, while negotiations with the Sub-Redeveloper were ongoing, the Sub-Redeveloper filed a new lawsuit under Docket No. HUD-0445-20 making substantially the same claims it previously made that stalled the negotiation process; and

WHEREAS, on March 17, 2020, a new Consent Order was entered dismissing the Sub-Redeveloper's claims brought under Docket No. HUD-0445-20; and

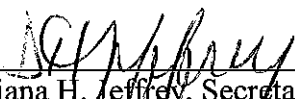
WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the JCRA, Master Redeveloper and Sub-Redeveloper again desire to enter into formal negotiations for the entry of a Sub-Redeveloper Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the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

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The designation of Pegasus Enterprises, LLC as Sub-Redeveloper of the Pegasus Properties within the Bates Street Redevelopment Area previously granted is hereby extended until August 13, 2020 to provide time to complete negotiations and formally enter a Sub-Redeveloper Agreement.

3. The Executive Director of the JCRA is hereby delegated authority to grant one 30 day extension to the Sub-Redeveloper's designation, only if all parties are acting in good faith towards the entry of a Sub-Redeveloper Agreement.
4. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute documents necessary to effectuate the purposes of this Resolution subject only to review and approval of the JCRA's counsel.
5. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
6. A copy of this Resolution shall be available for public inspection at the offices of the JCRA.
7. This Resolution shall take effect immediately.

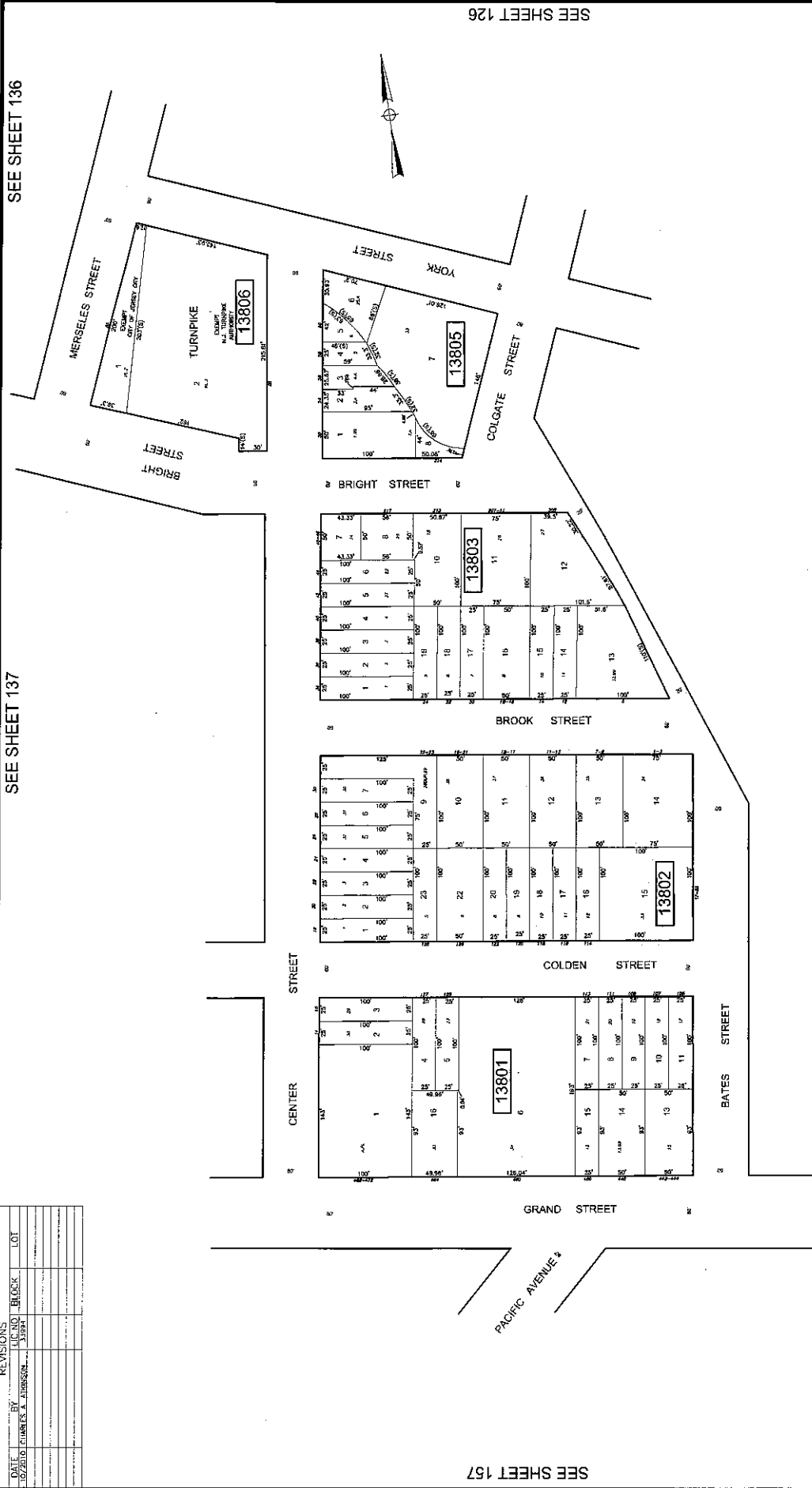
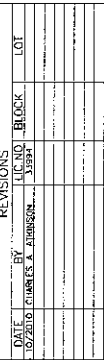
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 21, 2020.


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	✓			

SEE SHEET 137

SEE SHEET 157



THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/0) AND COORDINATE GEOMETRY

TAX MAP

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

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

ARM - COA/24GA27973500

SEE SHEET 126

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
EXTENDING THE CONDITIONAL DESIGNATION OF
YORK STREET WEST LLC AS SUB-REDEVELOPER OF
BLOCK 13805, LOTS 4, 5, 6, 7 AND 8, COMMONLY KNOWN
AS 58-60 CENTER STREET, YORK STREET, COLGATE &
YORK, AND 214 BRIGHT STREET, RESPECTIVELY,
WITHIN THE BATES STREET REDEVELOPMENT AREA**

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

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

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

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

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

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

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

WHEREAS, on or about January 15, 2020, York Street West LLC (“Sub-Redeveloper”) made an application to the JCRA to enter into a Sub-Redeveloper Agreement with the JCRA and the Master Redeveloper relative to Block 13805, Lots 4, 5, 6, 7, and 8 (collectively the “York Street Properties”); and

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

WHEREAS, the Sub-Redeveloper's application calls for the development of a mixed use residential and retail project consisting of up to 100 residential rental units, retail space, and parking (the "Project"); and

WHEREAS, on January 21, 2020, the JCRA adopted Resolution No. 20-01-4 conditionally designating York Street West LLC as Sub-Redeveloper and authorizing entry into a sub-redeveloper agreement with same within 90 days of adoption of the resolution, subject to one 30 day extension by the Executive Director; and

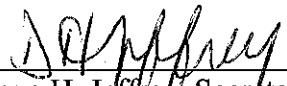
WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the JCRA, Master Redeveloper and Sub-Redeveloper desire to enter into formal negotiations for the entry of a Sub-Redeveloper Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment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

WHEREAS, the JCRA desires to extend the Sub-Redeveloper's conditional designation as sub-redeveloper of the property for an additional 120 day period, subject to one 30 day extension by the Executive Director, in order to allow the foregoing negotiations to be completed.

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 conditional designation as sub-redeveloper of the Property previously granted to Sub-Redeveloper is hereby extended until August 13, 2020, which period may be extended if necessary in the sole discretion of the Executive Director for an additional period of up to 30 days, to allow the JCRA, Master Redeveloper, and Sub-Redeveloper to complete negotiations and enter into a Sub-Redeveloper Agreement for the redevelopment of the York Street Properties.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute documents necessary to effectuate the purposes of this Resolution subject only to review and approval of the JCRA's counsel.
4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the JCRA.
6. This Resolution shall take effect immediately.

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 April 21, 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	REVISIONS	LOT
10/20/00	CHARLES A. AMERSON	1. INITIAL BLOCK	
		2. 2004	

SEE SHEET 137

SEE SHEET 136



SEE SHEET 126

SEE SHEET 157

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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50' AUGUST 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY 07746

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 959

APP. - CDA/25404/78/1300

SEE SHEET 126

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
EXTENDING THE CONDITIONAL DESIGNATION OF
MECCA REALTY DEVELOPMENT LLC AS SUB-
REDEVELOPER OF BLOCK 13802, LOTS 3, 4, 5, 6, 7, 9, 19,
11, 20, 22 AND 23, BLOCK 13801, LOTS 1, 2, 3 AND 4, AND
BLOCK 13801, LOTS 9, 10, 11, 13, 14 AND 15, COMMONLY
KNOWN AS 14-16 & 22-32 CENTER STREET, 15-17 & 23
BROOK STREET, 105-109, 120-128, 127 COLDEN STREET,
AND 442-450, 468-472 GRAND STREET WITHIN THE
BATES STREET REDEVELOPMENT AREA**

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

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

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

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

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

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

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

WHEREAS, on or about November 15, 2018, Mecca Realty Development LLC ("Sub-Redeveloper") made an application to the JCRA to enter into a Sub-Redeveloper Agreement with

the JCRA and the Master Redeveloper relative to Block 13802, Lots 3, 4, 5, 6, 7, 9, 19, 11, 20, 22 and 23 (28 Center Street), Block 13801, Lots 1, 2, 3 and 4 (466 Grand Street), and Block 13801, Lots 9, 10, 11, 13, 14 and 15 (448 Grand Street) (collectively the "Mecca Properties"); and

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

WHEREAS, the Sub-Redeveloper's application calls for the development of a mixed use residential and retail project consisting of a total of 269 residential units, retail space, parking and related amenities (the "Project"); and

WHEREAS, on March 26, 2019, the JCRA adopted Resolution No. 19-03-5 conditionally designating Mecca Properties as Sub-Redeveloper and authorizing entry into a sub-redeveloper agreement with same within 90 days of adoption of the resolution, subject to one 30 day extension by the Executive Director; and

WHEREAS, on July 16, 2019, the JCRA adopted Resolution No. 19-07-9, extending the foregoing conditional designation until October 14, 2019, subject to one 30 day extension by the Executive Director; and

WHEREAS, on December 17, 2019, the JCRA adopted Resolution No. 19-12-5, extending the foregoing conditional designation until April 15, 2020, subject to one 30 day extension by the Executive Director; and

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


WHEREAS, the JCRA desires to extend the Sub-Redeveloper's conditional designation as sub-redeveloper of the property for an additional 120 day period, subject to one 30 day extension by the Executive Director, in order to allow the foregoing negotiations to be completed.

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 conditional designation as sub-redeveloper of the Property previously granted to Sub-Redeveloper is hereby extended until August 13, 2020, which period may be extended if necessary in the sole discretion of the Executive Director for an additional period of up to 30 days, to allow the JCRA, Master Redeveloper, and Sub-Redeveloper to complete negotiations and enter into a Sub-Redeveloper Agreement for the redevelopment of the Mecca Properties.

3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute documents necessary to effectuate the purposes of this Resolution subject only to review and approval of the JCRA's counsel.
4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the JCRA.
6. This Resolution shall take effect immediately.

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 April 21, 2020.


Diana H. Jeffrey, Secretary

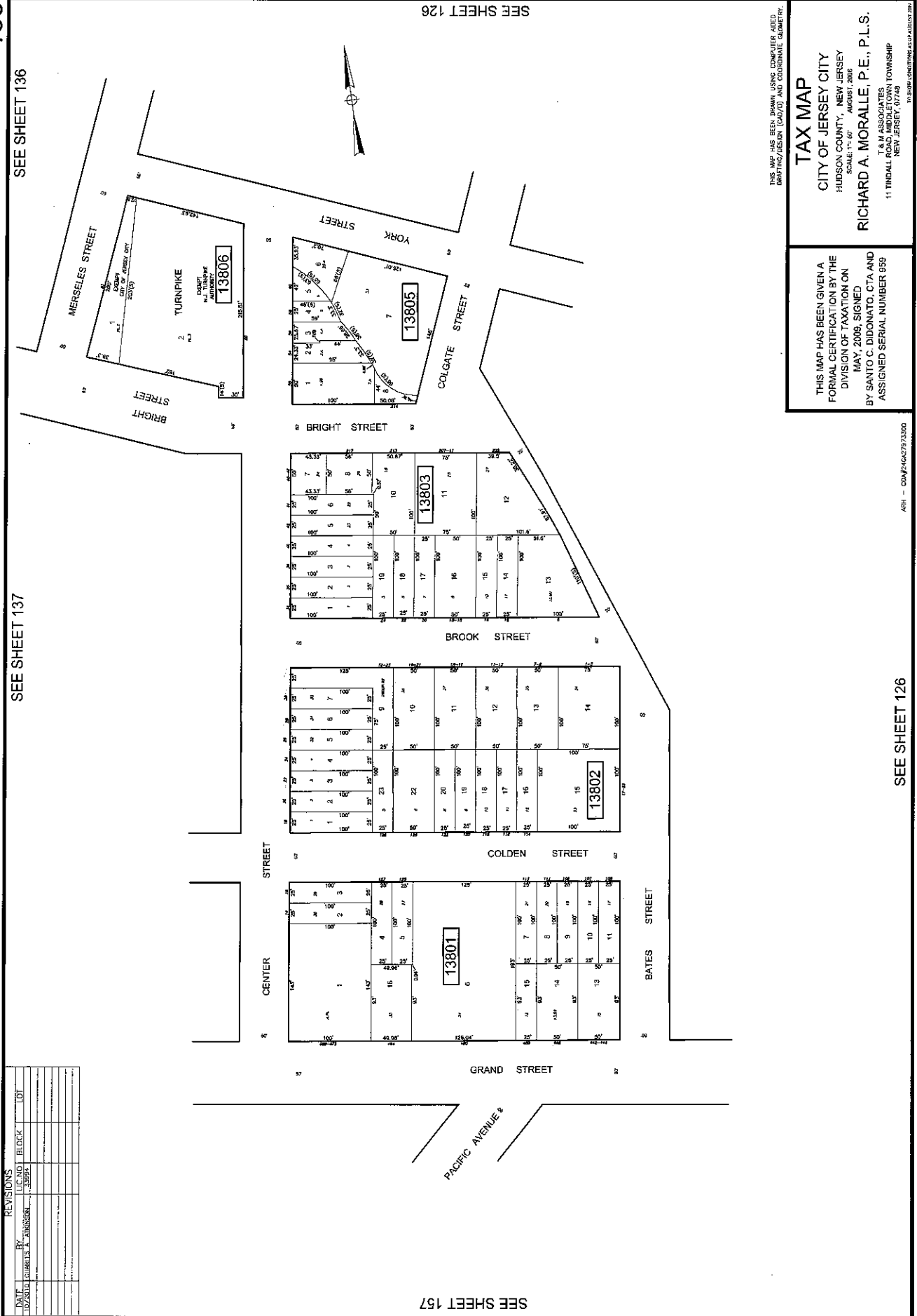
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene	✓			
Evelyn Jones				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

REVISIONS			
DATE	BY	REASON	LOT
10/20/10	CHAMBERS & KENNEDY	10/20/10	10/20/10

SEE SHEET 137

SEE SHEET 136

138



SEE SHEET 157

SEE SHEET 126

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THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING (CAD) AND VERIFICATION SOFTWARE.

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 60' AUGUST 1, 2009
RICHARD A. MORALLE, P.E., P.L.S.
T&M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

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

SEE SHEET 126

APP - COM/2009/07/13/20

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 829 GARFIELD HOLDINGS LP AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 22704, LOTS 7, 8 AND 9, COMMONLY KNOWN AS 113 CARTERET AVENUE AND 829-843 GARFIELD AVENUE, IN THE CANAL CROSSING 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 “Canal Crossing Redevelopment Plan” dated January 28, 2009 in order to effectuate the redevelopment of the property identified therein (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, 829 Garfield Holdings LP (the “**Redeveloper**”) proposes to redevelop that certain property within the Canal Crossing Redevelopment Area identified in the Redevelopment Plan as a Block 22704, Lots 7, 8 and 9 on the official tax maps of the City, commonly known as 829-843 Garfield Avenue and 113 Carteret Avenue (the “**Property**”); and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Property a five-story mixed-use building surrounding an interior parking lot, consisting of approximately 110 units, approximately 79 off-street parking spaces positioned on the ground floor to serve the residents of the building, and approximately 10,919 square feet of ground-floor commercial space, along with green space on Carteret Avenue (the “**Project**”); 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. 829 Garfield Holdings LP is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on August 31, 2020, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion, for the purpose of negotiating a redevelopment agreement for the Property.

Section 4. If, by August 31, 2020 or such later date as established by the Executive Director in accordance with Section 3 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of 829 Garfield Holdings LP 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 April 21, 2020.


Diana H. Jeffrey, Secretary

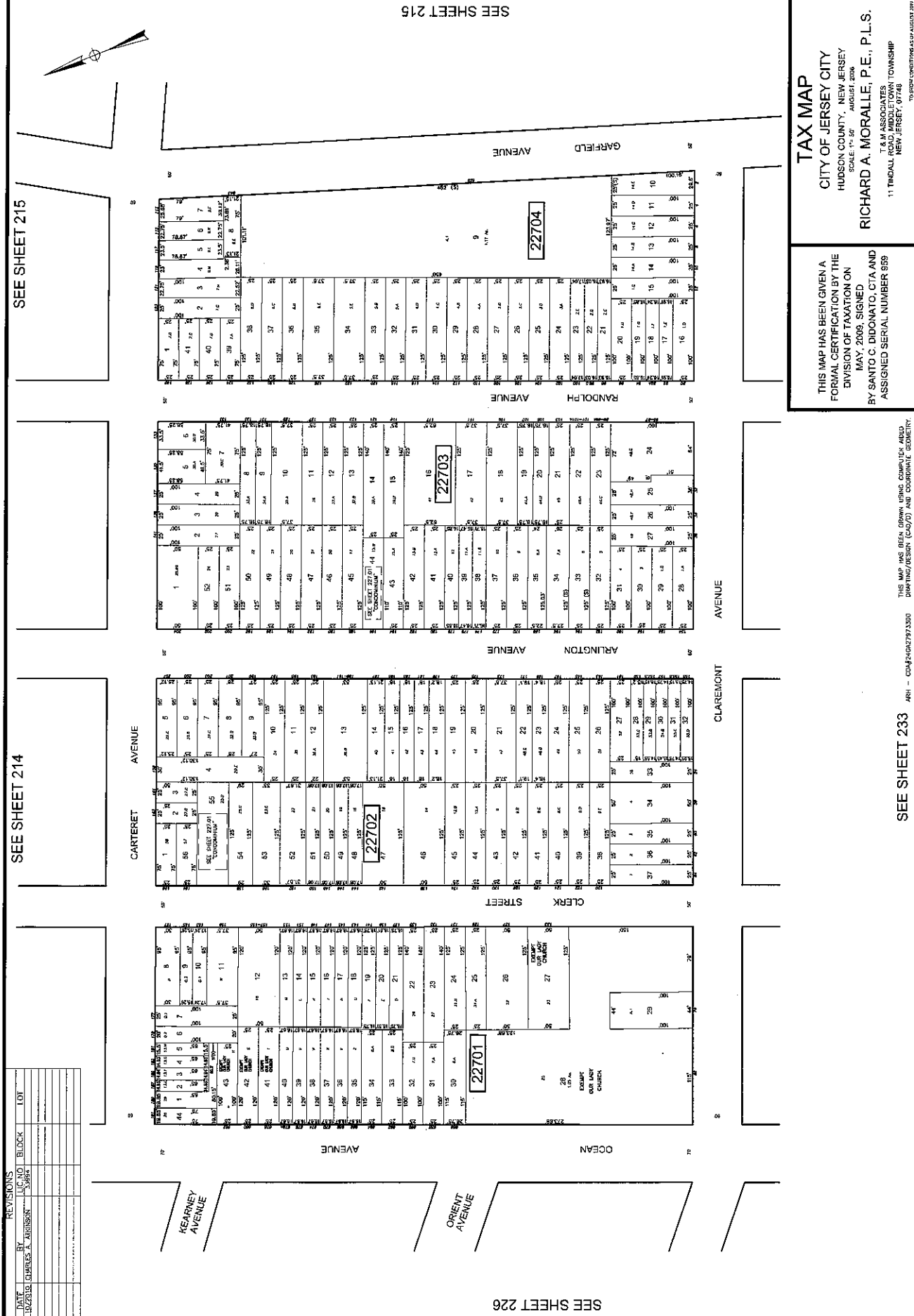
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene	✓			
Evelyn Jones				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

REVISIONS			
DATE	BY	REASON	LOT
10/20/10	GAFFNEY & ARNOLD	10/20/10	10/20/10

SEE SHEET 214

SEE SHEET 215

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SEE SHEET 226

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1" = 50'
 AUGUST 1, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T.A.M. ASSOCIATES
 11 THIDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY 2009, SIGNED
 BY SANTO C. DIDONATO, CTA AND
 ASSIGNED SERIAL NUMBER 599

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DRAFTING/DESIGN (CADD) AND COMPUTER GEOMETRY.
 ARJ - CAD/PAID/2791330
 SEE SHEET 233

TO SHOW UNITS/FEET AS OF AUGUST 2008

227

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TOLL NJ I, LLC, AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOT 15, COMMONLY KNOWN AS 200 CHAPEL AVENUE, WITHIN THE CAVEN POINT REDEVELOPMENT AREA

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

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

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

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

WHEREAS, on October 15, 2019, the Agency adopted Resolution No. 19-10-6 conditionally designating the Proposed Redeveloper as redeveloper of the Property, which designation is set to expire on April 29, 2020; and

WHEREAS, the Agency seeks to extend the Proposed Redeveloper’s designation until July 31, 2020, which date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, so that the Agency and Proposed Redeveloper may complete 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 Proposed Redeveloper is hereby extended until July 31, 2020, which date may be extended by the Executive Director in her sole discretion 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.

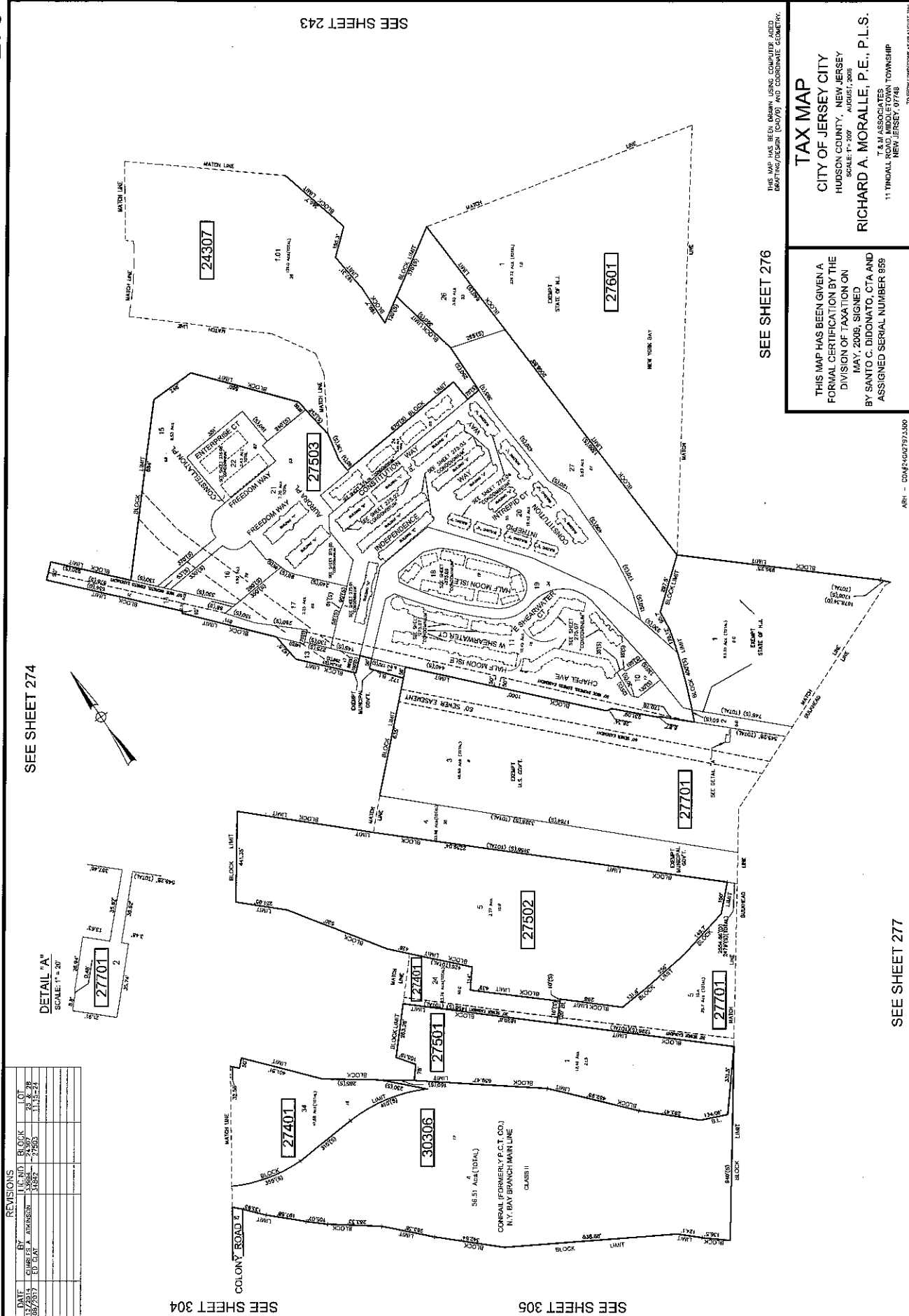
Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

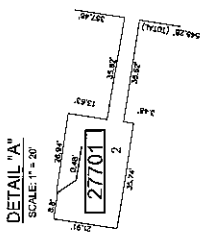

Diana H. Jeffrey, Secretary

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 April 21, 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	✓			



REVISIONS			
DATE	BY	BLOCK	LOT
12/20/14	CLM/BTE	24307	28 & 29
08/20/17	ED/CLM	14852	1115-24
14852 27503			



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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
ASSESSOR
SCALE: 1" = 200'

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

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TB PORT LIBERTE LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOTS 16 AND 17, COMMONLY KNOWN AS CHAPEL AVENUE AND 1 CONSTELLATION PLACE, WITHIN THE CAVEN POINT REDEVELOPMENT AREA

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

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

WHEREAS, Toll Bros., Inc. entered into an Agreement of Sale with New Liberty Residential Urban Renewal Company, L.L.C. to purchase Block 27503, Lots 16 and 17 (the “Property”) located in the Redevelopment Area and assigned its rights thereunder to its affiliate, TB Port Liberte LLC (the “Proposed Redeveloper”); and

WHEREAS, on October 15, 2019, the Agency adopted Resolution No. 19-10-5 conditionally designating the Proposed Redeveloper as redeveloper of the Property, which designation is set to expire on April 29, 2020; and

WHEREAS, the Agency seeks to extend the Proposed Redeveloper’s designation until July 31, 2020, which date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, so that the Agency and Proposed Redeveloper may complete 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 of Proposed Redeveloper as redeveloper of the Property is hereby extended until July 31, 2020, which date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, for the purpose of allowing the parties to complete negotiation of a redevelopment agreement.

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.

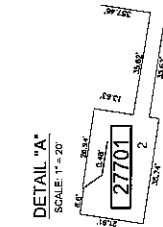
Section 4. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

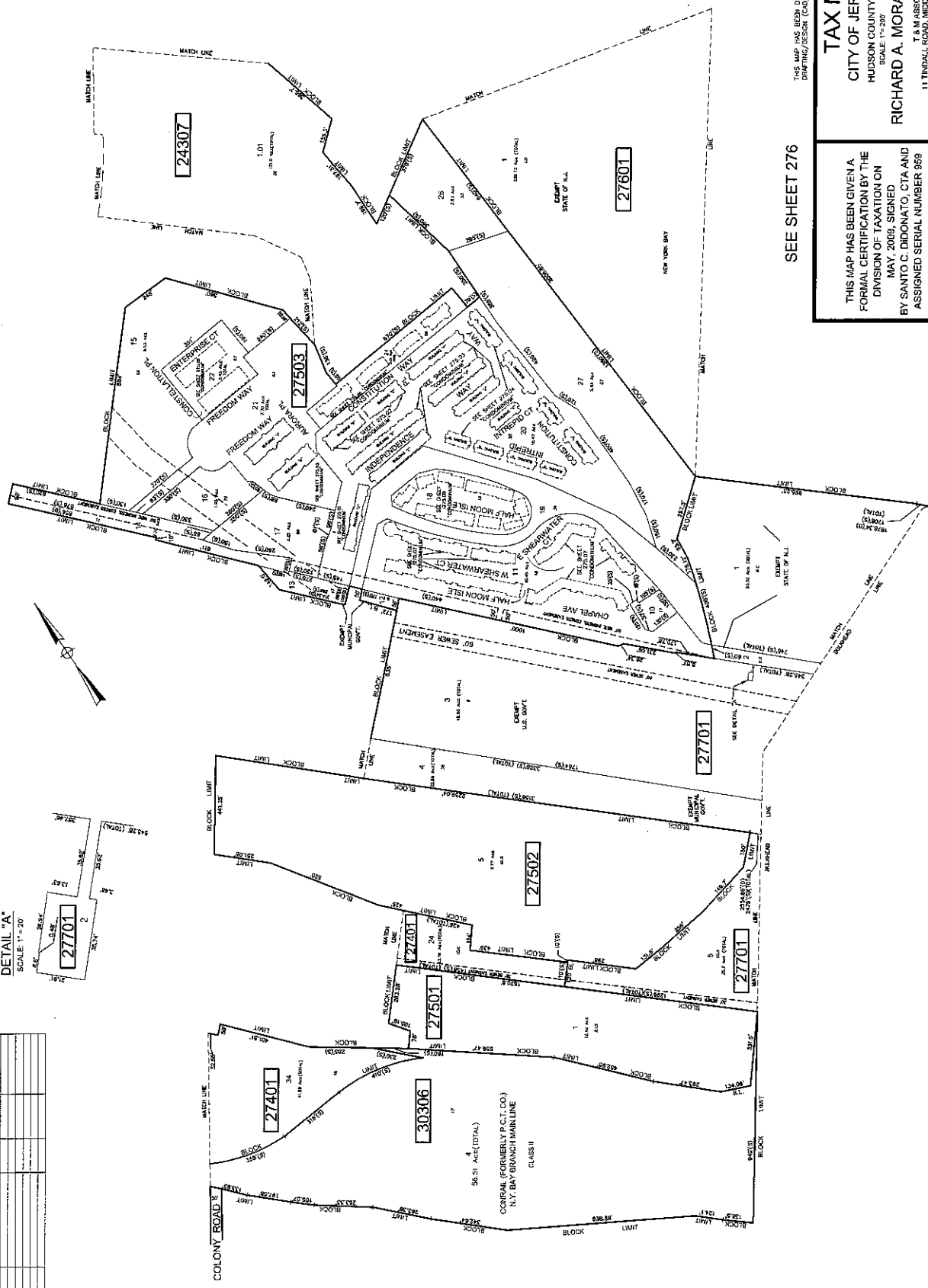
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 21, 2020.

<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	✓			

REVISIONS			
DATE	BY	BLOCK	LOT
07/2014	CHARLES A. ANKON	30306	24 & 25
09/2017	ED DAVY	30306	27503
			1115-24



SEE SHEET 274



SEE SHEET 304

SEE SHEET 305

SEE SHEET 276

SEE SHEET 277

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CAD) SOFTWARE.

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE 1" = 200'

AUGUST, 2009

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

T & M ASSOCIATES

11 TINEALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

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

ADN - C0424027973303

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 15TH AND GROVE JC, LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 7102, LOT 7, COMMONLY KNOWN AS 619 GROVE STREET, AND BLOCK 7103, LOTS 12-17, COMMONLY KNOWN AS 610-620 GROVE STREET, LOCATED WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Jersey Avenue Light Rail Redevelopment Area (the “Redevelopment Area”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Jersey Avenue Light Rail 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 7102, Lot 7, commonly known as 619 Grove Street (the “Saint Lucy Parcel”) and Block 7103, Lots 12-17, commonly known as 610-620 Grove Street (the “Public Benefit Parcel”; together with the Saint Lucy Parcel, the “Property”) are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on February 19, 2019, by Resolution No. 19-02-14, the Agency designated 15th and Grove JC, LLC (the “Redeveloper”) as redeveloper of the Property to allow time for the parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property, which designation was last extended by the Agency by Resolution No. 19-07-13 adopted on July 16, 2019; and

WHEREAS, in accordance with the Redevelopment Plan the Redeveloper is required to construct certain community benefits on the Public Benefit Parcel consisting of a five (5) story shelter building with a total area of approximately 56,000 square feet containing community space, space for administrative and counseling services, and a homeless shelter with at least 150 permanent beds, at least 5 units of transitional housing and at least 15 units of supportive housing (the “Prior Shelter and Community Space Portion”), which is intended to be owned and operated by Catholic Charities of the Archdiocese of Newark, a nonprofit corporation of the State of New Jersey; and

WHEREAS, by Resolution No. 19-12-13 adopted on December 17, 2019, the Board of Commissioners authorized execution of a Redevelopment Agreement (“Prior Agreement”), by and between the Agency and the Redeveloper pursuant to which the Redeveloper proposed to construct on the Saint Lucy Parcel a twenty-three (23) story mixed-use residential building with five (5) stories of vehicle parking, 444 residential units on the remaining eighteen (18) floors, a 3,750 square foot lobby, 6,250 square feet of commercial space on the ground floor, and approximately 18,500 square feet of indoor and outdoor amenity space (the “Prior Mixed-Use Portion”, together with the Prior Shelter and Community Space Portion, the “Prior Project”) with the thirteen (13) residential units in the Prior Mixed-Use Portion maintained and deed-restricted as “Moderate Income Housing,” meaning such units shall be available to households earning at or below eighty percent (80%) of the area median income for Hudson County, New Jersey, as promulgated and published annually by the U.S. Department of Housing and Urban Development

("Moderate Income Units"), and the remaining 431 units shall be maintained as market rate housing in accordance with the Plan; and

WHEREAS, subsequent to the approval of the Prior Project but prior to the execution of the Prior Agreement, the terms of the Prior Agreement were further modified and revised, resulting in material changes to the terms previously negotiated; and

WHEREAS, the Agency and Redeveloper desire to modify the Prior Shelter and Community Space Portion to require the Redeveloper to construct certain community benefits on the Public Benefit Parcel consisting of a five (5) story shelter building with a total area of approximately 56,000 square feet containing community space, space for administrative and counseling services, and a homeless shelter with at least 165 permanent beds, 5 three-bedroom units of transitional housing and 15 studio units of supportive housing (the "**Shelter and Community Space Portion**"), which is intended to be owned and operated by Catholic Charities of the Archdiocese of Newark, a nonprofit corporation of the State of New Jersey; and

WHEREAS, the Agency and Redeveloper further desire to modify the Prior Mixed Use Portion of the Project to provide for the construction on the Saint Lucy Parcel of a twenty-three (23) story mixed-use residential building with four (4) stories of vehicle parking, 444 residential units on the remaining nineteen (19) floors, a 3,750 square foot lobby, 5,600 square feet of commercial space on the ground floor, and approximately 18,500 square feet of indoor and outdoor amenity space ("**Mixed-Use Portion**" together with the Shelter and Community Space Portion, the "**Project**"), with no change to the number of Moderate Income Units;

WHEREAS, the Agency and Redeveloper further desire to modify the Project schedule and to update certain other terms and conditions to reflect the changes set forth above and to further clarify the parties' respective rights and obligations; and

WHEREAS, after review and consideration of this matter, the Agency wishes to authorize the execution of such revised form of the redevelopment agreement (the "**Redevelopment Agreement**") which will provide for the construction of the Project,

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

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

Section 2. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Redevelopment Agreement, in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary and/or desirable in consultation with counsel to the Agency to effectuate this Resolution, subject to the review and approval of counsel.

Section 3. The Chairman, Vice-Chair, Executive Director, Secretary and other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Redevelopment Agreement, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

Section 4. Any and all actions taken and any and all agreements executed heretofore with respect to the transactions and agreements authorized by Resolution No. 19-12-13 are hereby ratified and confirmed.

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 Regular Meeting on April 21, 2020.

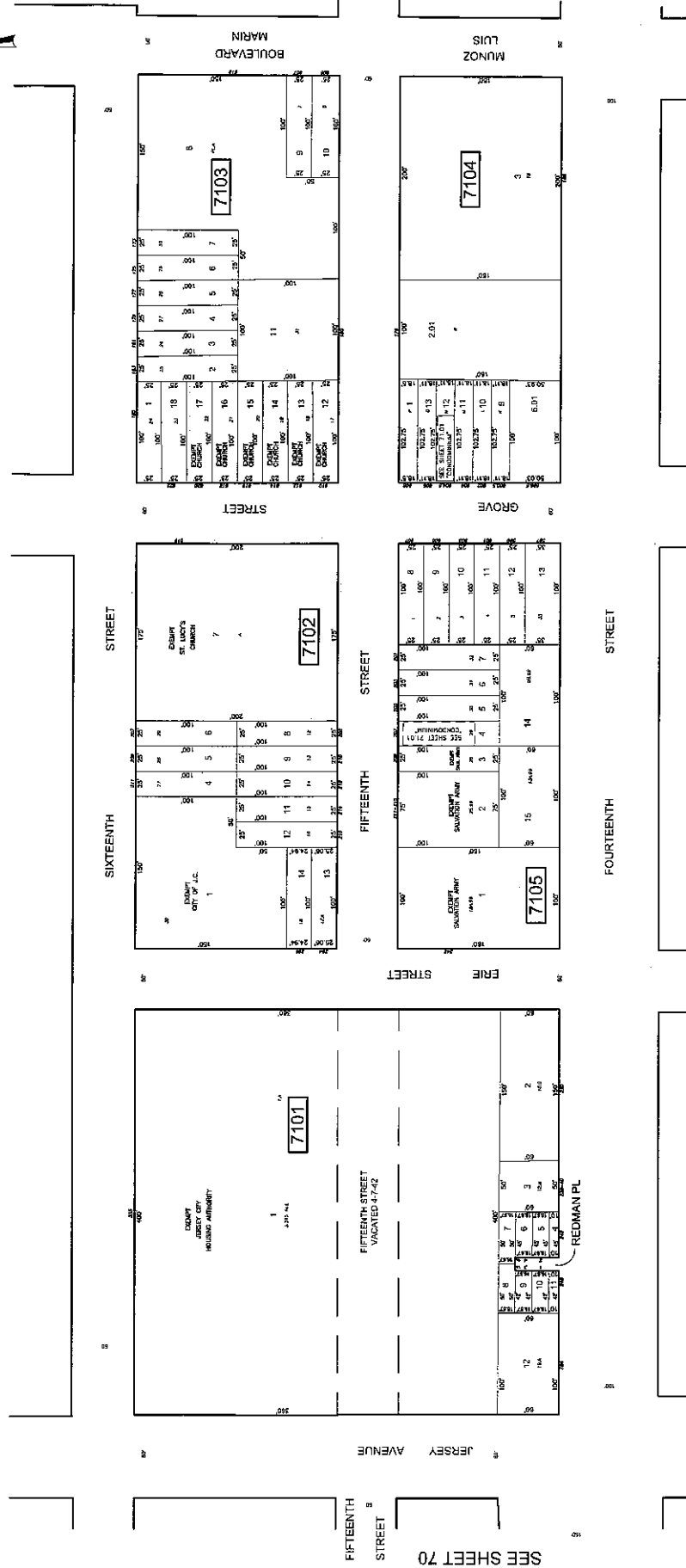
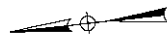

Diana H. Jeffrey, Secretary

<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	REASON	LOT
08/20/09	ED. CRAY	2009 TAX MAP	1-8
08/20/09	ED. CRAY	2009 TAX MAP	1-8
08/20/09	ED. CRAY	2009 TAX MAP	1-8
08/20/09	ED. CRAY	2009 TAX MAP	1-8
08/20/09	ED. CRAY	2009 TAX MAP	1-8
08/20/09	ED. CRAY	2009 TAX MAP	1-8
08/20/09	ED. CRAY	2009 TAX MAP	1-8
08/20/09	ED. CRAY	2009 TAX MAP	1-8
08/20/09	ED. CRAY	2009 TAX MAP	1-8

SEE SHEET 60

SEE SHEET 61



SEE SHEET 72

SEE SHEET 70

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING (CAD) SOFTWARE AND COMPASSIBLE CORRECTIONS.

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST, 2009

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

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

SEE SHEET 87

APR - 00424002797.000

APR - 00424002797.000

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A PROJECT NOTE IN CONNECTION WITH THE PATHSIDE REDEVELOPMENT PROJECT, LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 25 PATHSIDE A/K/A 84 SIP AVENUE, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, pursuant to the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of the State of New Jersey of 1992, as amended and supplemented (the **"Redevelopment Law"**), the Jersey City Redevelopment Agency (the **"Agency"**) has heretofore been created by the City of Jersey City (the **"City"**), and is a public body politic and corporate of the State of New Jersey (the **"State"**), organized and existing under the Redevelopment Law, and the designated redevelopment entity for, among other redevelopment areas, the Journal Square 2060 Redevelopment Area; and

WHEREAS, the City desired to aid and assist the Agency with the acquisition, operation, maintenance, management, financing, construction and/or improvement of the Journal Square 2060 Redevelopment Area in accordance with the Journal Square 2060 Redevelopment Plan, adopted by the City on July 14, 2010; and

WHEREAS, pursuant to that certain resolution of the Agency, adopted on November 21, 2017 and entitled "Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency Authorizing the issuance of Revenue Bonds, Series 2017 (Tax-Exempt) (Pathside Redevelopment Project) (City Guaranteed), for the Acquisition of Block 9501, Lot 22 (25 Pathside), the Execution of a Trust Indenture to Secure the Bonds, and Determining Other Matters Related Thereto" (the **"Original Bond Resolution"**) and that certain Indenture of Trust, dated as of May 1, 2018 (the **"Original Indenture"**), by and between the Agency and U.S. Bank National Association (the **"Trustee"**), the Agency is authorized to issue revenue bonds and/or project notes in an amount not to exceed \$10,000,000 (the **"Pathside Bonds"**); and

WHEREAS, in furtherance of the above, the City and the Agency entered into that Subsidy Agreement, dated as of May 1, 2018 (the **"Pathside Subsidy Agreement"**), pursuant to which, the City agreed to fund any shortfall in the Agency's ability to pay the debt service on the Pathside Bonds, up to an amount of \$10,000,000; and

WHEREAS, on May 31, 2018, under the Original Bond Resolution and Original Indenture, the Agency issued its \$10,000,000 Project Note (Series 2018) (Pathside Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the **"2018 Note"**); and

WHEREAS, the Agency used the proceeds of the 2018 Note to finance: (i) the acquisition and improvement/maintenance of an approximately 58,000 square foot building (the **"Facility"**) in the City for the purpose of developing a regional museum; (ii) costs associated

with a museum development consultant (the “**Museum Development Consultant**”); (iii) capitalized interest on the 2018 Note; and (iv) certain costs incurred by the Agency and the City in connection with the authorization, issuance and delivery of the 2018 Note; and

WHEREAS, on May 29, 2019, under the Original Bond Resolution, as amended and supplemented by a resolution adopted by the Agency on May 21, 2019 and the Original Indenture, as amended by that First Supplemental Indenture, dated as of May 1, 2019, by and between the Agency and the Trustee, the Agency issued its \$10,000,000 Project Note (Series 2019) (Pathside Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the “**2019 Note**”) for the purposes of: (i) currently refunding, at or prior to its maturity, the 2018 Note; and (ii) paying the costs of issuance of the 2019 Note; and

WHEREAS, the 2019 Note matures on May 28, 2020; and

WHEREAS, the Agency now desires to authorize the issuance of a supplemental project note (the “**2020 Note**”) for the purposes of: (i) currently refunding, at or prior to its maturity, the 2019 Note; and (ii) paying the costs of issuance of the 2020 Note; and

WHEREAS, in connection with the issuance of the 2020 Note, the Agency desires to authorize the execution of a supplemental indenture (the “**Supplemental Indenture**”), along with other agreements, documents, certificates, opinions and other instruments, including but not limited to a note purchase contract and continuing disclosure agreement (if applicable), as are deemed necessary and appropriate in connection with the issuance of the 2020 Note; and

WHEREAS, toward those ends, the Agency desires to adopt this resolution to further supplement the Original Bond Resolution.

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

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

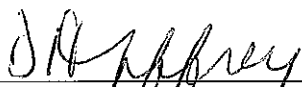
Section 2. Capitalized terms used but not defined herein shall have the meaning set forth in the Original Indenture.

Section 3. The terms and conditions with respect to the 2020 Note, shall be as substantially set forth in the Supplemental Indenture of Trust to be placed on file with the Executive Director of the Agency, together with such changes, insertions and modifications as approved by the Authorized Agency Representative, in consultation with the Agency’s counsel and bond counsel, as are hereby approved and made a part of this resolution.

Section 4. The Authorized Agency Representative or a duly appointed Agency designee is hereby authorized to prepare and release a preliminary official statement, an official statement, and to the execute such other agreements, documents, certificates, opinions and other instruments, including but not limited to the Supplemental Indenture, note purchase contract,

continuing disclosure agreement (if applicable), as are deemed necessary and appropriate in connection with the issuance of the 2020 Note.

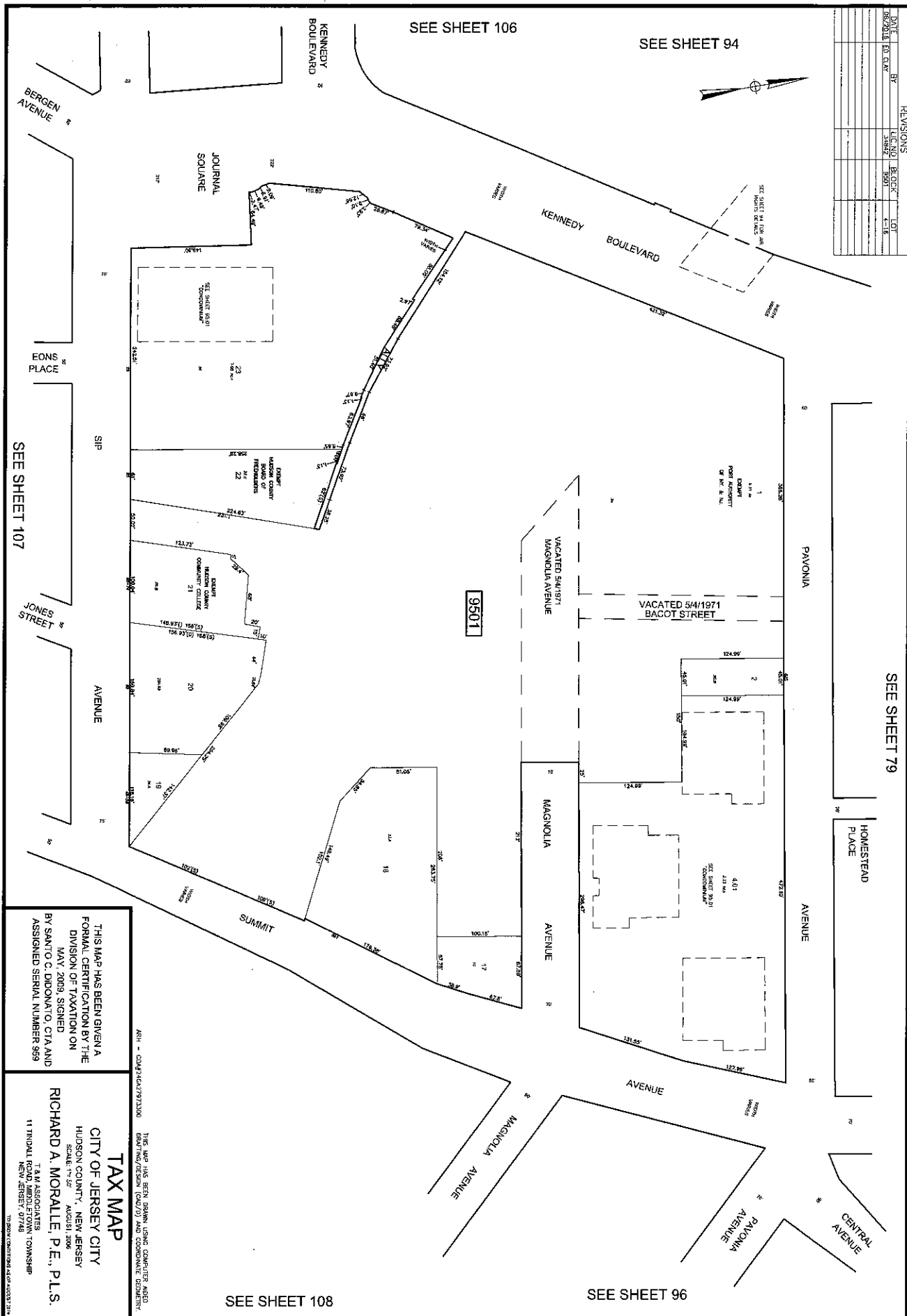
Section 5. This resolution shall take effect immediately and the Secretary of the Agency shall cause a copy to be filed for public inspection in the offices of the Agency and the Clerk of the City.


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 April 21, 2020.

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	✓			

REVISIONS				
DATE	BY	LIC. NO.	BLOCK	LOT
08/20/18	ED. CLAY	31882	9501	4-18



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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50'
 AUGUST, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 THROCKMORTON AVENUE
 NEW JERSEY 07102

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING IRONSTATE DEVELOPMENT, LLC, AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15 AND 16, COMMONLY KNOWN AS 168 SIP AVENUE, IN THE JOURNAL SQUARE 2060 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 “Journal Square 2060 Redevelopment Plan” in order to effectuate the redevelopment of the property identified therein (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Ironstate Development, LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Journal Square 2060 Redevelopment Area identified in the Redevelopment Plan as a Block 10602, Lots 10, 11, 12, 13, 14, 15 and 16 on the official tax maps of the City, commonly known as 168 Sip Avenue (the “**Property**”); and

WHEREAS, Hudson County Community College (“**HCCC**”) is the owner of the Property; and

WHEREAS, on November 18, 2019, by Resolution No. 19-11-11, the Jersey City Redevelopment Agency (the “**Agency**”) authorized a Memorandum of Agreement with HCCC (“**MOA**”) which permits the Agency to market and sell certain properties, including the Property, pursuant to a Request for Proposal issued by the Agency; and

WHEREAS, the Agency received three proposals and selected the Redeveloper among such proposals based upon, among other things, their proposed purchase price and demonstrated experience and expertise; and

WHEREAS, HCCC concurs in the Agency’s selection of the Redeveloper for the proposed Project as described below; and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Property an Urby branded eighteen story mixed-use building, consisting of approximately 466 market rate residential units and 52 affordable residential units, approximately 73 self-park parking spots or 102 parking spots with stackers, and approximately 12,500 square feet of retail square on the ground-floor (the “**Project**”); and

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

WHEREAS, the Agency 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.

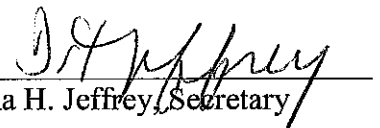
Section 3. Ironstate Development, LLC, is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on August 31, 2020, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion.

Section 4. If, by August 31, 2020, or such later date as established by the Executive Director in accordance with Section 3 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of Ironstate Development, LLC, as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

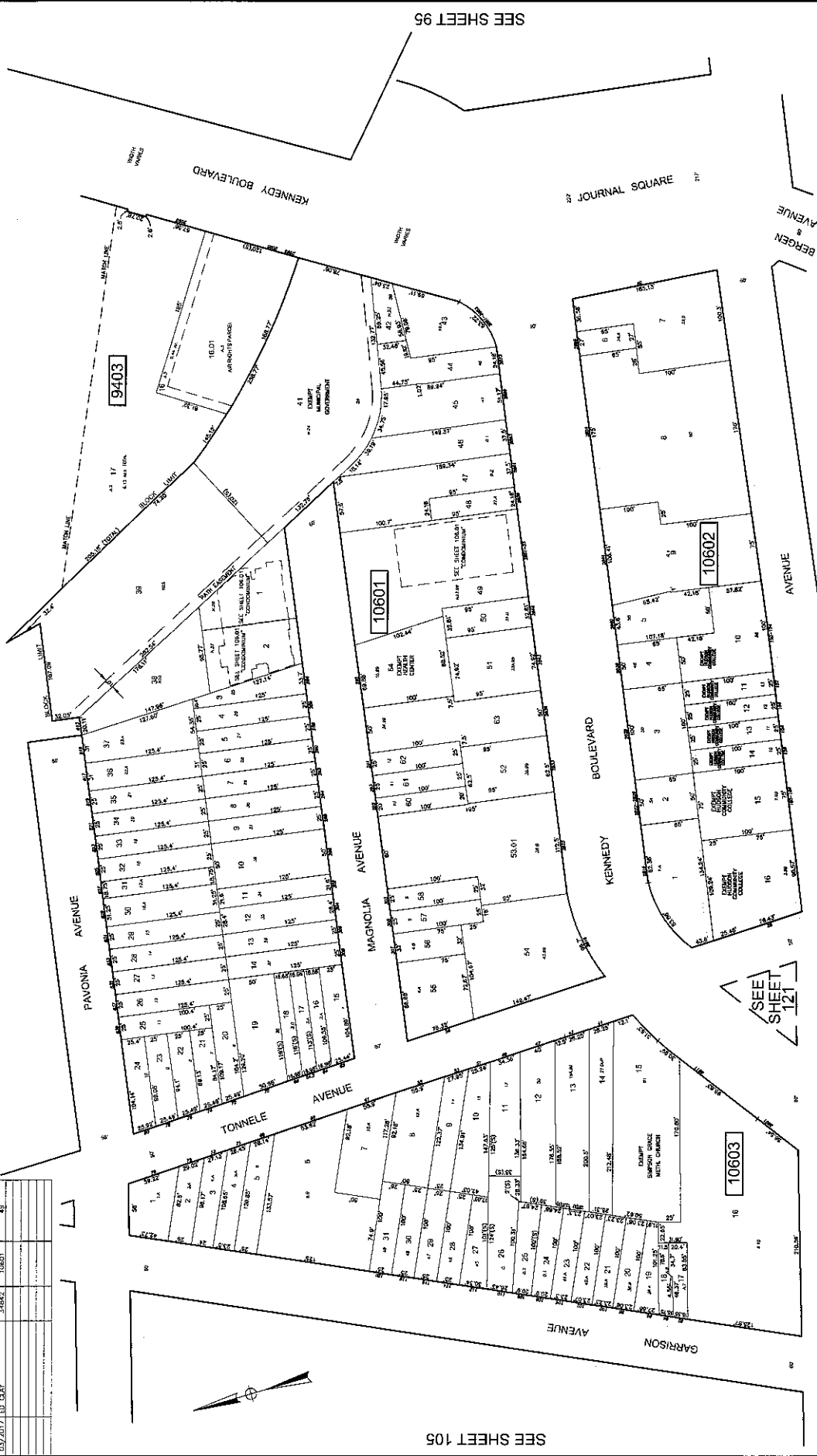
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 21, 2020.


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	REVISIONS
07/2013	UC NO 1	BLOCK 101
07/2013	CHARLES A. JANSSEN	53 & 51
07/2017	ED CLAY	24842 10601
		43

SEE SHEET 94



SEE SHEET 95

SEE SHEET 105

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50'
 AUGUST 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY 2009, SIGNED
 BY SANTO C. DIDONATO, CTA AND
 ASSIGNED SERIAL NUMBER 969

SEE SHEET 121

THIS MAP WAS REVENUE (USING COMPUTER AIDED
 DIGITIZING/DESIGN (CAD) AND COORDINATE CONVERSION.

APR - CDM/24027973300

SEE SHEET 120

SEE SHEET 121

SEE SHEET 120

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ONE GROVE PROPERTY LLC AS REDEVELOPER, AUTHORIZING EXECUTION OF A FUNDING AGREEMENT AND REDEVELOPMENT AGREEMENT WITH ONE GROVE PROPERTY LLC AND AUTHORIZING THE TERMINATION AND TRANSFER OF THE REDEVELOPMENT AGREEMENT WITH GRAND LHN IV URBAN RENEWAL, LLC, ALL WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 15906, LOT 1, COMMONLY KNOWN AS 221 GROVE STREET, LOCATED WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

WHEREAS, the 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.*, as amended and supplemented (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 Liberty Harbor North Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the Liberty Harbor North Redevelopment Plan, as amended, and as may be further amended and supplemented from time to time (the “**Redevelopment Plan**”); and

WHEREAS, Grand LHN IV Urban Renewal, LLC (“**Grand LHN IV**”) owns certain property located within the Redevelopment Area identified on the official tax maps of the City as Block 15906, Lot 1, commonly known as 221 Grove Street (the “**Property**”), which Property is subject to that certain Redevelopment Agreement dated April 4, 2019 (the “**2019 Redevelopment Agreement**”); and

WHEREAS, pursuant to that certain Purchase and Sale Agreement dated December 31, 2019 (the “**Purchase and Sale Agreement**”) by and between Grand LHN IV and One Grove Property LLC (“**One Grove**”), One Grove is the contract purchaser of the Property; and

WHEREAS, One Grove’s purchase of the Property is expressly conditioned upon (i) the termination of the 2019 Redevelopment Agreement and (ii) the execution of a redevelopment agreement with One Grove to reflect One Grove’s designation as redeveloper of the Property and otherwise clarify the parties’ respective rights and obligations (the “**One Grove Redevelopment Agreement**”); and

WHEREAS, pursuant to the 2019 Redevelopment Agreement, Grand LHN IV submitted a request for the Agency’s approval to transfer the Property to One Grove, provided that One Grove enters into the One Grove Redevelopment Agreement, all subject to the approval of the Agency; and

WHEREAS, One Grove submitted for the Agency’s evaluation an “Application for Redeveloper Designation” along with certain required disclosures; and

WHEREAS, the Agency reviewed One Grove’s application and related submissions and determined that One Grove is a limited liability company with resources and a team of experts in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance and real estate development necessary to effectuate the redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Agency wishes to enter into a Termination and Transfer Agreement with Grand LHN IV as to the Property (the "**Termination and Transfer Agreement**"); and

WHEREAS, in furtherance of the Agency's objectives to implement the redevelopment contemplated in the Redevelopment Plan, the Agency further wishes to enter into a Funding Agreement and the One Grove Redevelopment Agreement, pursuant to which One Grove shall construct on the Property a mixed-use building consisting of up to twelve (12) stories, plus an attic story above, in a LEED certified building, with up to 148 residential units and up to 74 parking spaces with a mix of commercial uses as permitted by the Redevelopment Plan (the "**Project**"),

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

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

Section 2. The Board of Commissioners hereby authorizes the transfer of the Property from Grand LHN IV to One Grove, provided that:

(a) Grand LHN IV and the Agency shall enter into a Termination and Transfer Agreement; and

(b) One Grove and the Agency shall enter into a Funding Agreement and the One Grove Redevelopment Agreement; and

(c) Upon effectuation of the transfer, One Grove shall notify the Agency in writing that the transfer has been effectuated; and

(d) Any and all sums, fees, escrow deposits, costs and/or expenses due and owing the Agency shall be paid by the respective party owing such amount(s).

Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are each hereby authorized to execute the Termination and Transfer Agreement with Grand LHN IV in substantially the form on file with the Agency, together with such additions, deletions and modifications as are necessary and/or desirable in consultation with counsel to effectuate the same.

Section 4. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are each hereby authorized to execute a Funding Agreement with One Grove in substantially the form on file with the Agency, together with such additions, deletions and modifications as are necessary and/or desirable in consultation with counsel to effectuate the same.

Section 5. One Grove Property LLC is hereby designated as the redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on August 31, 2020, which period may be extended for one (1) additional period of no more than sixty (60) days by the Executive Director in her sole discretion.

Section 6. If, by August 31, 2020 or such later date as established by the Executive Director in accordance with Section 5 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of One Grove Property LLC as redeveloper of the Property shall automatically expire without any need for any further action of the Board.

Section 7. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the One Grove Redevelopment Agreement, in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary and/or desirable in consultation with counsel to the Agency to effectuate this Resolution, subject to the review and approval of counsel.

Section 8. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are each hereby authorized to execute, deliver, and/or record any and all documents, including but not limited to a discharge of the 2019 Redevelopment Agreement as to the Property, and to take all actions necessary to effectuate this Resolution subject to the review and approval of the Agency's counsel.

Section 9. 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 on April 21, 2020.


Diana H. Jeffrey, Secretary

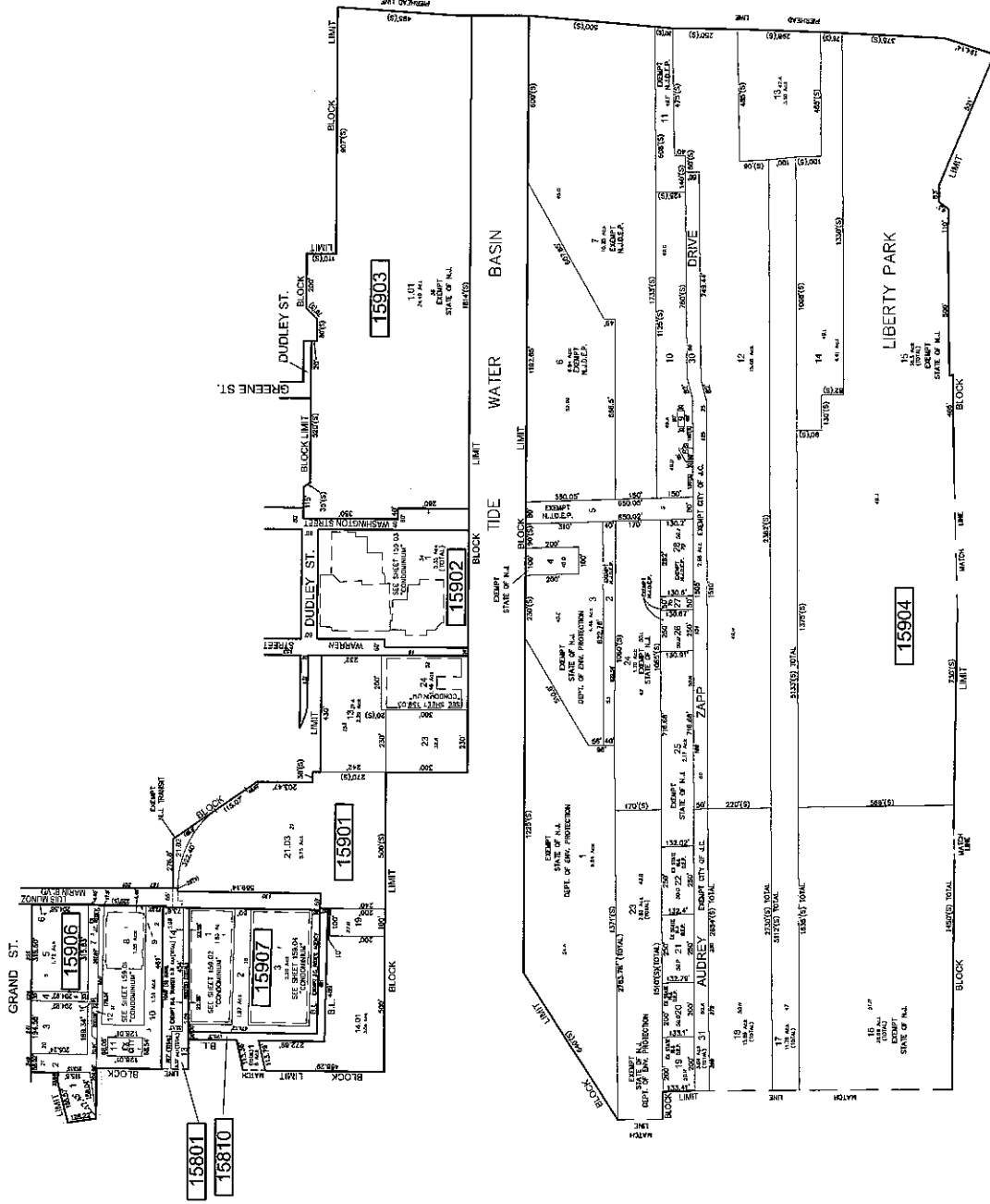
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene	✓			
Evelyn Jones				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

SEE SHEET 145

SEE SHEET 144

SEE SHEET 142

SEE SHEET 141



SEE SHEET 158.04

SEE SHEET 158

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

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

TAX MAP

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

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

APP. - CDM#1407933300

SEE SHEET 216

REVISIONS			
DATE	BY	DESCRIPTION	LOT
11/2/09	CHARLES A. ANDERSON	15901 BLOCK	159-01
11/2/09	CHARLES A. ANDERSON	15902 BLOCK	159-02
11/2/09	CHARLES A. ANDERSON	15903 BLOCK	159-03
11/2/09	CHARLES A. ANDERSON	15904 BLOCK	159-04
11/2/09	CHARLES A. ANDERSON	15906 BLOCK	159-06
11/2/09	CHARLES A. ANDERSON	15810 BLOCK	158-10
11/2/09	CHARLES A. ANDERSON	15801 BLOCK	158-01

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 1033 COMMUNIPAW AVENUE LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 16001, LOTS 1 AND 2, BLOCK 18001, LOTS 1, 1B01, 2, 2B01, 2B02, 2B03, 3, 4, 5 AND 6, COMMONLY KNOWN AS 1033, 1115, 1141, 1151 COMMUNIPAW AVENUE, 400 CLENDENNY AVENUE AND 801 ROUTE 440, WITH CERTAIN PARCELS ALONG THE HACKENSACK RIVER, WHICH PROPERTIES ARE LOCATED IN PORTIONS OF THE WESTERN GATEWAY REDEVELOPMENT AREA AND THE MARINE INDUSTRIAL REDEVELOPMENT AREA

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

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

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

WHEREAS, 1033 Communipaw Avenue LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Areas identified on the official tax maps of the City as Block 16001, Lots 1 and 2, Block 18001, Lots 1, 1B01, 2, 2B01, 2B02, 2B03, 3, 4, 5 and 6, commonly known as 1033, 1115, 1141, 1151 Communipaw Avenue, 400 Clendenny Avenue and 801 Route 440, and certain parcels along the Hackensack River (the “**Property**”); and

WHEREAS, the Property is within the Redevelopment Areas and is subject to the Redevelopment Plans; and

WHEREAS, the Redeveloper proposes to construct a mix of uses on the Property, including: (i) a light industrial, distribution center consisting of a proposed 84,000 square feet; (ii) industrial flex, office and retail space consisting of a proposed 18,000 square feet; (iii) office and retail space consisting of a proposed 16,000 square feet; (iv) a waterfront walkway; and (v) a 14-acre waterfront park (the “**Project**”); and

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

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

WHEREAS, during such negotiations the Redeveloper shall also negotiate the purchase of the Property from the Property owners; and

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

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

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

Section 2. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute a Funding Agreement with the Redeveloper, in a form acceptable to the Agency, together with such additions, deletions or modifications as may be deemed necessary in consultation with counsel.

Section 3. 1033 Communipaw Avenue LLC is hereby designated as the redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on August 31, 2020, which may be extended for one (1) additional period of no more than sixty (60) days by the Executive Director in her sole discretion, for the purpose of negotiating a redevelopment agreement for the Property.

Section 4. If, by August 31, 2020 or such later date as established by the Executive Director in accordance with Section 3 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of 1033 Communipaw Avenue LLC as redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

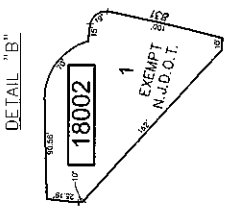
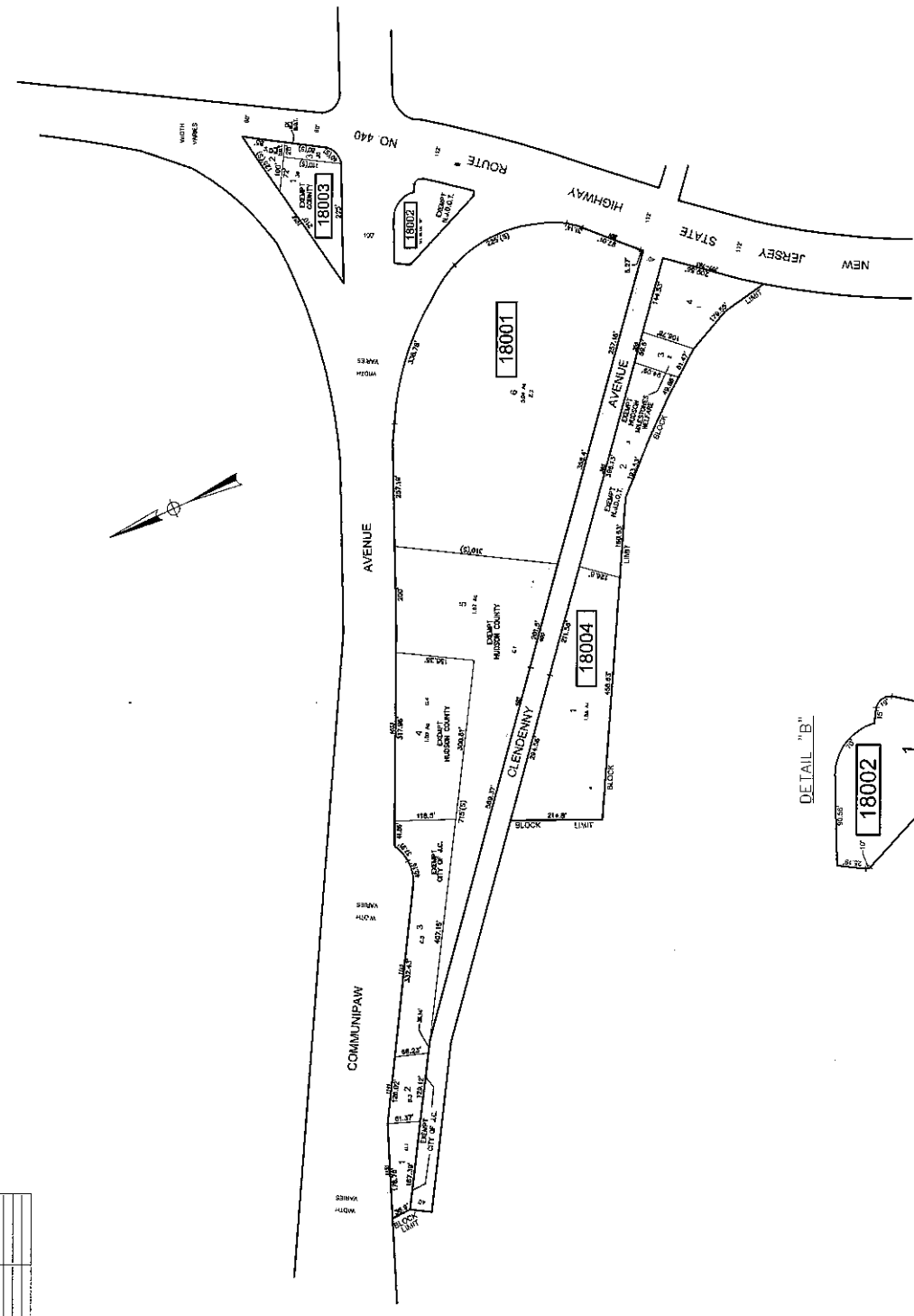
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 21, 2020.


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	REVISIONS	CLNO	BLOCK	LOT
09/2015	ED 02.07		15542	18001	4-5

SEE SHEET 160



SCALE: 1" = 50'

SEE SHEET 160

APR - COM 2015 7973100

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 100'
AUGUST, 2009

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

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

SEE SHEET 160 SEE SHEET 181 SEE SHEET 191

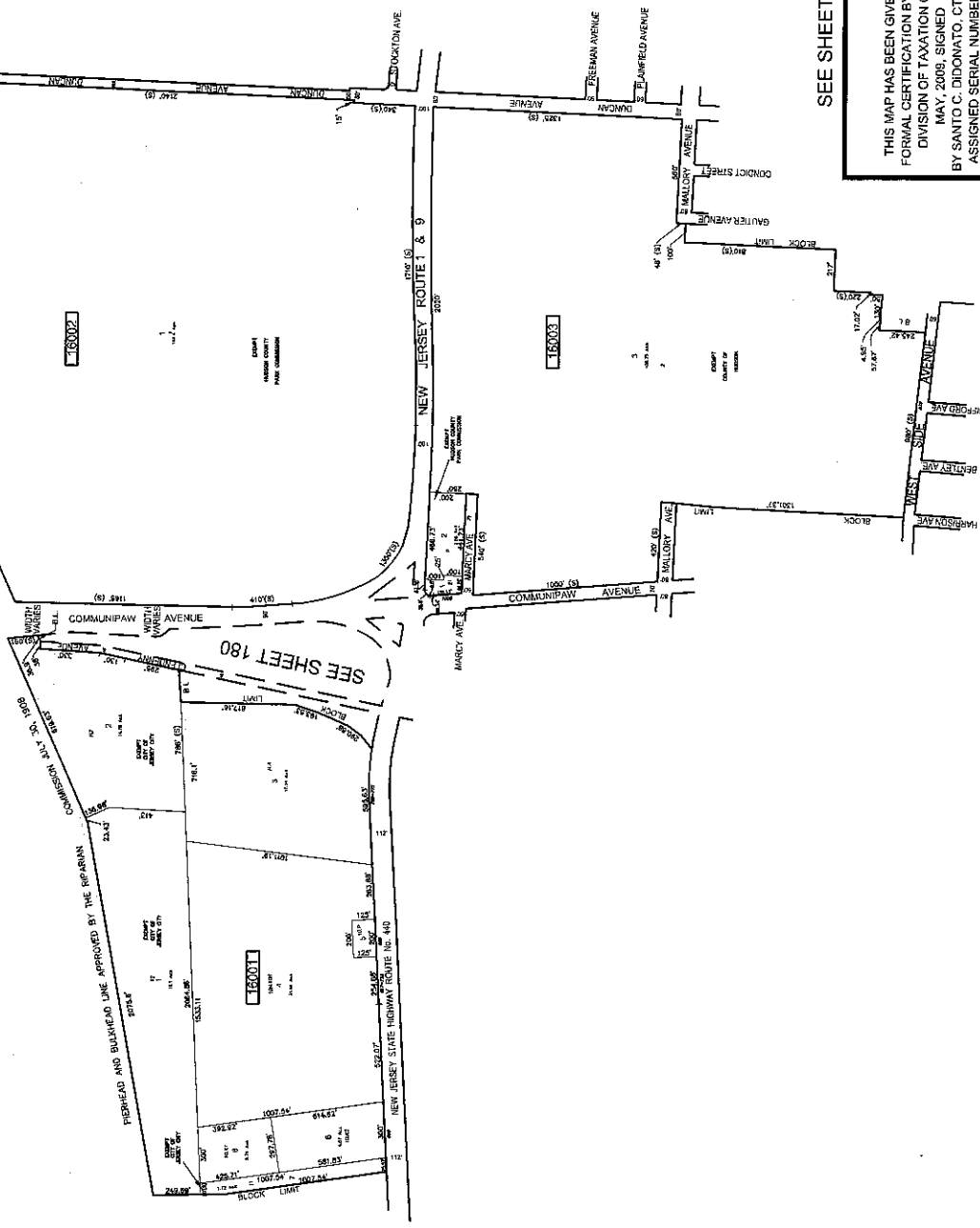
REVISIONS			
DATE	BY	CHKD	LOT
10/20/01	CHERRY & ANKON	1	1

TOWN OF KEARNY
HUDSON COUNTY

HACKENSACK RIVER

REPAIR COMMISSION JULY 30, 1908

PERHEAD AND BULKHEAD LINE APPROVED BY THE REPAIR COMMISSION JULY 30, 1908



SEE SHEET 219

SEE SHEET 117

SEE SHEET 146

SEE SHEET 161

THIS MAP AND NEW DRAWING COMPLY WITH THE REQUIREMENTS OF THE TAX MAP ACT, P.L. 1998, CHAPTER 123, AND THE TAX MAP ACT, P.L. 1998, CHAPTER 123, AND THE TAX MAP ACT, P.L. 1998, CHAPTER 123.

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
JULY 1, 2008

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

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 959

SEE SHEETS 217, 207, 204, 191, 182, 181, 180, 177, 176, 162, 161

ASB - C0424027973300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING PROPOSALS AND AUTHORIZING REISSUANCE OF A REQUEST FOR PROPOSALS FOR REAL ESTATE MARKETING AND BROKERAGE SERVICES AT 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 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 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 and Washington Commons, LLC, et. al. v. The City of Jersey City, et. al., Case No. 2:16-cv-1458 (WJM) (MF) (collectively, 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 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 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 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 Agency is a contracting unit authorized to procure services in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*; and

WHEREAS, in order to effectuate the sale of the City Units, on March 13, 2020, the Agency issued a Request for Proposals for Real Estate Marketing and Brokerage (the “**RFP**”) to solicit qualified service providers and received one (1) proposal in response thereto (the “**Proposal**”); and

WHEREAS, the Proposal was materially defective as it contained proposed costs for legal services and other services which were not included nor intended to be part of the Real Estate Marketing and Brokerage services set forth in the RFP; and

WHEREAS, due to unprecedented disruption caused by the ongoing COVID-19 state of emergency, the Agency desires to reissue the RFP in an effort to afford potential respondents a renewed opportunity to submit proposals and to obtain the widest possible response to the RFP,

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 if set forth at length.

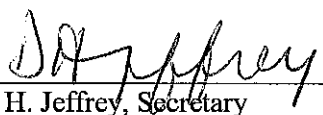
Section 2. The Proposal received in response to the RFP is hereby rejected.

Section 3. The Executive Director and all other necessary Agency officials and professionals are hereby directed to cause the RFP to be reissued.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its special meeting held on April 21, 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 EXTENDING THE DESIGNATION OF DAYLIGHT TRANSPORT, LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 1901, LOTS 1-4 AND 6-19, COMMONLY KNOWN AS 577, 591, 595, 639, 641, 651, 655, 659 AND 661-671 TONNELE AVENUE AND 205-221 BLEECKER STREET, WITHIN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA

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

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

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

WHEREAS, on June 18, 2019, the Jersey City Redevelopment Agency (the “**Agency**”) adopted Resolution No. 19-06-14 conditionally designating Daylight Transport, LLC (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended by Resolution No. 19-10-28 adopted on October 15, 2019; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until June 30, 2020, which date may be extended by the Executive Director in her sole discretion 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:

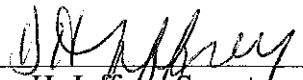
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until June 30, 2020, which date may be extended by the Executive Director in her sole discretion 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 Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 21, 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 AWARDING A CONTRACT TO FUSION CREATIVE, LLC FOR DIGITAL GRAPHIC DESIGN AND WEBSITE MAINTENANCE SERVICES FOR ALL PROJECT AREAS

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, in furtherance of the goals and objectives of Redevelopment Law, the Agency requires digital graphic design and website maintenance services (the “**Services**”) to maintain a strong internet presence; and

WHEREAS, on February 21, 2020 the Agency issued a Request for Proposals for Website Design and Maintenance Services (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:11-4.1* through *-4.5*; and

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

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

WHEREAS, the Evaluation Committee reviewed the Proposals and counsel for the Agency prepared a 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 Fusion Creative, LLC (“**Fusion**”) based on its Proposal for Website Maintenance & Graphic Design Support Proposal, dated March 12, 2020 (the “**Proposal**”); and

WHEREAS, the Agency desires to award a contract to Fusion to perform the Services on an “as needed” basis (the “**Contract**”) for a term of one (1) year, commencing on June 1, 2020 and ending on May 31, 2021, for an amount not to exceed Four Thousand Five Hundred Dollars (\$4,500), in accordance with the terms and conditions set forth in the RFP and with the Proposal; and

WHEREAS, in accordance with the RFP and the Proposal, the term of the Contract may be extended in the sole discretion of the Agency’s Executive Director for up to four (4) additional terms of up to one (1) year each (each, and “**Extension Term**”), provided that, in accordance with the Proposal, the annual contract amount shall increase by \$500 for each Extension Term, such that Year 2 of the Contract does not exceed \$5,000; Year 3 of the Contract does not exceed \$5,500; Year 4 of the Contract \$6,000; and Year 5 of the Contract does not exceed \$6,500; and

WHEREAS, the Agency certifies it has funds available to compensate Fusion for the Services for the initial term of the Contract; and

WHEREAS, the Evaluation Report is on file with the Agency and 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 Fusion to perform the Services on an "as needed" basis, based on the terms and conditions set forth in the RFP and the amounts set forth in the Proposal, for a one (1) year term commencing on June 1, 2020 and ending on May 31, 2021 for an amount not to exceed Four Thousand Five Hundred Dollars (\$4,500).

Section 3. Subject to the availability of funds, the term of the Contract may be extended in the sole discretion of the Executive Director, without need for any further action of the Board, for up to four (4) additional terms of up to one (1) year each, provided that in accordance with the Proposal, Year 2 of the Contract shall not exceed \$5,000; Year 3 of the Contract shall not exceed \$5,500; Year 4 of the Contract shall not exceed \$6,000; and Year 5 of the Contract shall not exceed \$6,500

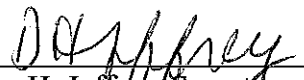
Section 4. The Executive Director is hereby authorized to negotiate an agreement to effectuate this contract award, in consultation with counsel.

Section 5. The Chairman, Vice Chair, Executive Director, and/or Secretary are hereby authorized to execute and deliver the agreement authorized herein, and any and all other documents necessary to effectuate this Resolution, with such additions, changes and modifications as deemed necessary in consultation with counsel.

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

Section 7. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 21, 2020.

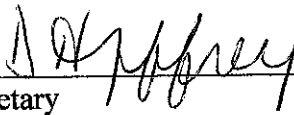

Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
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 ACCOUNTS/INVOICES PAYABLE LIST
AS OF APRIL 21, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of April 21, 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 be April 21, 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 April 21, 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
CME ASSOCIATES	4/20/2020	3/31/2020	0258298	Professional Engineering Services - Bayfront	\$29,531.50	\$0.00		\$29,531.50
CME ASSOCIATES	4/20/2020	3/13/2020	0257582	Professional Engineering Services - Bayfront	\$38,242.00	\$0.00		\$38,242.00
CME ASSOCIATES				Totals for CME ASSOCIATES:	\$67,773.50	\$0.00		\$67,773.50
				GRAND TOTALS:	\$67,773.50	\$0.00		\$67,773.50

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	4/1/2020	4/1/2020	Permit	Greenway - Land Use Permit Application	\$1,000.00	\$0.00		\$1,000.00
			Totals for TREASURER - STATE OF NEW JERSEY:		\$1,000.00	\$0.00		\$1,000.00
			GRAND TOTALS:		\$1,000.00	\$0.00		\$1,000.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (4/1/2020)
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

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 (4/20/2020)
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
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-26	199 Woodward St. - Maintenance and Trash R	\$185.00	\$0.00		\$185.00
				Totals for Silagy Contracting, LLC.:	\$5,890.00	\$0.00		\$5,890.00
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	4/20/2020	4/6/2020	March-April 2020	Miscellaneous Office Supplies	\$1,772.57	\$0.00		\$1,772.57
				Totals for STAPLES CREDIT PLAN:	\$1,772.57	\$0.00		\$1,772.57
THE HARTFORD								
THE HARTFORD	4/20/2020	4/16/2020	Workers Comp May 2	Workers Compensation Insurance - May 2020	\$30.00	\$0.00		\$30.00
				Totals for THE HARTFORD:	\$30.00	\$0.00		\$30.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	4/20/2020	4/6/2020	5009924388	Payment for Copier Lease - 4/2020	\$304.40	\$0.00		\$304.40
				Totals for TOSHIBA FINANCIAL SERVICES:	\$304.40	\$0.00		\$304.40
TSIVICOS ENTERPRISES, INC.								
TSIVICOS ENTERPRISES, INC.	4/20/2020	4/2/2020	Invoice #4	Professional Services - BLP Phase VI Skatepa	\$196,490.00	\$0.00		\$196,490.00
				Totals for TSIVICOS ENTERPRISES, INC.:	\$196,490.00	\$0.00		\$196,490.00
VERIZON								
VERIZON	4/20/2020	3/23/2020	9851192189	Phone Services - 2/24/20 - 3/23/20	\$348.09	\$0.00		\$348.09
				Totals for VERIZON:	\$348.09	\$0.00		\$348.09
Wielkowitz & Company, LLC.								
Wielkowitz & Company, LLC.	4/20/2020	3/26/2020	0326	Professional Financial and Accounting Service	\$7,500.00	\$0.00		\$7,500.00
Wielkowitz & Company, LLC.	4/20/2020	3/23/2020	0323	Professional Financial and Accounting Service	\$7,500.00	\$0.00		\$7,500.00
				Totals for Wielkowitz & Company, LLC.:	\$15,000.00	\$0.00		\$15,000.00
GRAND TOTALS:					\$676,285.18	\$0.00		\$676,285.18

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	4/20/2020	2/28/2020	169752	Legal Services - 25 Edge Avenue	\$3,916.97	\$0.00		\$3,916.97
			Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:		\$3,916.97	\$0.00		\$3,916.97
ML, INC.								
ML, INC.	4/20/2020	4/2/2020	Invoice #5	Professional Services - Phase V BLP - Paymen	\$356,480.23	\$0.00		\$356,480.23
			Totals for ML, INC.:		\$356,480.23	\$0.00		\$356,480.23
MOISHES MOVING SYSTEMS								
MOISHES MOVING SYSTEMS	4/20/2020	4/16/2020	May 2020	Storage Space at Day Street	\$700.00	\$0.00		\$700.00
			Totals for MOISHES MOVING SYSTEMS:		\$700.00	\$0.00		\$700.00
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	4/20/2020	3/31/2020	March 2020	Advertising Services for 3/1/20 - 3/31/20	\$355.00	\$0.00		\$355.00
			Totals for NJ ADVANCE MEDIA, LLC:		\$355.00	\$0.00		\$355.00
ROYAL PRINTING SERVICE								
ROYAL PRINTING SERVICE	4/20/2020	3/19/2020		Printing Services - Contract Cards	\$98.50	\$0.00		\$98.50
			Totals for ROYAL PRINTING SERVICE:		\$98.50	\$0.00		\$98.50
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-1	84 Sip Ave - Maintenance and Trash Removal	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-2	Newark Ave/Cottage St - Maintenance and Tr	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-3	180 9th St - Maintenance and Trash Remova	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-4	34-36 Center St - Maintenance and Trash Rem	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-6	665 Ocean - Maintenance and Trash Remova	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-7	524-530 Ocean Ave - Maintenance and Trash	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-8	405-407 Ocean Ave - Maintenance and Trash	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-11	336-340 MLK Dr. - Maintenance and Trash R	\$205.00	\$0.00		\$205.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-13	91 Harlison Ave - Maintenance and Trash Ren	\$215.00	\$0.00		\$215.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-14	53 MLK Dr. - Maintenance and Trash Remor	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-16	97-99 Dwight St. - Maintenance and Trash Re	\$220.00	\$0.00		\$220.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-17	199 Stegman St. - Maintenance and Trash Re	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-20	28 MLK Dr. - Maintenance and Trash Remor	\$160.00	\$0.00		\$160.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-22	314 MLK Dr. - Maintenance and Trash Remo	\$225.00	\$0.00		\$225.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-25	408-420 Communipaw Ave. - Maintenance an	\$275.00	\$0.00		\$275.00
Silagy Contracting, LLC.	4/20/2020	3/18/2020	8164-27	550 Johnston Ave. - Maintenance and Trash R	\$355.00	\$0.00		\$355.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-5	1054-1058 Garfield Ave - Maintenance and T	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-9	51 Crescent Ave - Maintenance and Trash Ren	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-10	174 Newark Ave - Maintenance and Trash Ren	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-12	80 Bay St/Powehouse - Maintenance and Tra	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-15	185 Dwight St. - Maintenance and Trash Remo	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-18	92-94 Stegman St. - Maintenance and Trash R	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-19	204 Stegman - Maintenance and Trash Renov	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-21	292 MLK Dr. - Maintenance and Trash Remo	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-23	326-340 MLK Dr. - Maintenance and Trash R	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	4/20/2020	3/26/2020	8164-24	141 Kerry Ave. - Maintenance and Trash Re	\$205.00	\$0.00		\$205.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	4/20/2020	4/3/2020	15774	Professional Engineering Services - BLP	\$1,037.99	\$0.00		\$1,037.99
DRESDNER ROBIN ENVIRON MGMT	4/20/2020	4/3/2020	15773	Professional Engineering Services - BLP	\$1,295.00	\$0.00		\$1,295.00
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$2,332.99	\$0.00		\$2,332.99
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	4/20/2020	3/31/2020	0002551284	Advertising Services for 3/1-3/31/2020	\$127.80	\$0.00		\$127.80
				Totals for EVENING JOURNAL ASSOCIATION:	\$127.80	\$0.00		\$127.80
FUSION CREATIVE								
FUSION CREATIVE	4/20/2020	3/9/2020	3030	JCRA - Website Design	\$1,762.35	\$0.00		\$1,762.35
				Totals for FUSION CREATIVE:	\$1,762.35	\$0.00		\$1,762.35
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	4/20/2020	3/27/2020	43521	Legal Services - 92-94 Stegman	\$577.50	\$0.00		\$577.50
GLUCK WALRATH LLP	4/20/2020	3/27/2020	43525	Legal Services - 405-407 Ocean	\$192.50	\$0.00		\$192.50
GLUCK WALRATH LLP	4/20/2020	3/27/2020	43518	Legal Services - APRA	\$52.50	\$0.00		\$52.50
GLUCK WALRATH LLP	4/20/2020	3/27/2020	43523	Legal Services - Jai Bajrang Invest	\$35.00	\$0.00		\$35.00
GLUCK WALRATH LLP	4/20/2020	3/27/2020	43522	Legal Services - 152 MLK	\$177.36	\$0.00		\$177.36
GLUCK WALRATH LLP	4/20/2020	3/26/2020	43519	Legal Services - 332 Whiton Street	\$220.00	\$0.00		\$220.00
GLUCK WALRATH LLP	4/20/2020	3/27/2020	43520	Legal Services - 248 Grove Street	\$220.20	\$0.00		\$220.20
GLUCK WALRATH LLP	4/20/2020	2/5/2020	43172	Legal Services - Paulus Hook L&M	\$487.68	\$0.00		\$487.68
GLUCK WALRATH LLP	4/20/2020	3/27/2020	43526	Legal Services - 454 Palisades Ave	\$385.00	\$0.00		\$385.00
GLUCK WALRATH LLP	4/20/2020	3/27/2020	43524	Legal Services - 9 Myrtle Ave	\$577.50	\$0.00		\$577.50
				Totals for GLUCK WALRATH LLP:	\$2,925.24	\$0.00		\$2,925.24
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	4/20/2020	3/20/2020	March 2020	Water Services - 25 Journal Square - March 2	\$2,103.94	\$0.00		\$2,103.94
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$2,103.94	\$0.00		\$2,103.94
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLFF	4/20/2020	4/3/2020	15909	Legal Services - The Crazy Greek, LLC	\$315.00	\$0.00		\$315.00
KINNEY LISOVICZ REILLY & WOLFF	4/20/2020	4/3/2020	15910	Legal Services - Crystal Point Restaurant	\$227.50	\$0.00		\$227.50
KINNEY LISOVICZ REILLY & WOLFF	4/20/2020	4/3/2020	15908	Legal Services - General Legal	\$245.00	\$0.00		\$245.00
KINNEY LISOVICZ REILLY & WOLFF	4/20/2020	4/3/2020	15911	Legal Services - General Legal	\$1,981.01	\$0.00		\$1,981.01
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$2,768.51	\$0.00		\$2,768.51
LABRON COLLINS								
LABRON COLLINS	4/20/2020	4/16/2020	Dental Reimb. 4/20	Dental Reimbursement - 3/1/20 - 4/1/20	\$305.00	\$0.00		\$305.00
				Totals for LABRON COLLINS:	\$305.00	\$0.00		\$305.00
LM PLAZA 4A PARKING LLC								
LM PLAZA 4A PARKING LLC	4/20/2020	4/16/2020	4295	Monthly Parking - May 2020	\$4,591.00	\$0.00		\$4,591.00
				Totals for LM PLAZA 4A PARKING LLC:	\$4,591.00	\$0.00		\$4,591.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
66 YORK STREET, LLC								
66 YORK STREET, LLC	4/20/2020	4/16/2020	May 2020-OpEx	Operating Expenses 66 York Street - May 20	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	4/20/2020	4/16/2020	May 2020-Electric	Electric Payment 66 York Street - May 2020	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	4/20/2020	4/16/2020	May 2020-Rent	Rent Payment for 66 York Street - May 2020	\$9,924.00	\$0.00		\$9,924.00
				Totals for 66 YORK STREET, LLC:	\$10,822.52	\$0.00		\$10,822.52
AFLAC								
AFLAC	4/20/2020	4/16/2020	May 2020-Deductio	Employee Deductions per May 2020 Payroll	\$1,006.20	\$0.00		\$1,006.20
				Totals for AFLAC:	\$1,006.20	\$0.00		\$1,006.20
Apruzzese, McDermott, Mastro & Murphy								
Apruzzese, McDermott, Mastro & Murphy	4/20/2020	3/20/2020	222959	Professional Legal Services - Personnel Issu	\$1,799.57	\$0.00		\$1,799.57
				Totals for Apruzzese, McDermott, Mastro & Murphy:	\$1,799.57	\$0.00		\$1,799.57
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	4/20/2020	4/3/2020	4183091	Legal Services - Exeter Thomas McGovern La	\$412.50	\$0.00		\$412.50
ARCHER & GREINER, P.C.	4/20/2020	4/3/2020	4183090	Legal Services - 61-63 Slip Ave	\$16,527.50	\$0.00		\$16,527.50
ARCHER & GREINER, P.C.	4/20/2020	4/3/2020	4183122	Legal Services - Pegasus/100 Colden Street	\$1,787.50	\$0.00		\$1,787.50
ARCHER & GREINER, P.C.	4/20/2020	4/3/2020	4183089	Legal Services - Ash Street Redevelopment	\$220.00	\$0.00		\$220.00
ARCHER & GREINER, P.C.	4/20/2020	4/3/2020	4183094	Legal Services - 326-328 Johnston Ave	\$467.50	\$0.00		\$467.50
ARCHER & GREINER, P.C.	4/20/2020	4/3/2020	4183121	Legal Services - MacMaple Oz Transfer	\$1,338.70	\$0.00		\$1,338.70
ARCHER & GREINER, P.C.	4/20/2020	4/3/2020	4183093	Legal Services - 330-340 MLK	\$1,320.00	\$0.00		\$1,320.00
				Totals for ARCHER & GREINER, P.C.:	\$22,073.70	\$0.00		\$22,073.70
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	4/20/2020	3/4/2020	4642	Morris Canal Greenway Implementation Plan	\$7,834.00	\$0.00		\$7,834.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$7,834.00	\$0.00		\$7,834.00
CME ASSOCIATES								
CME ASSOCIATES	4/20/2020	3/31/2020	0258284	Professional Engineering Services - BLP Pavi	\$6,127.00	\$0.00		\$6,127.00
CME ASSOCIATES	4/20/2020	3/13/2020	0257580	Professional Engineering Service - BLP Pavil	\$3,389.50	\$0.00		\$3,389.50
CME ASSOCIATES	4/20/2020	3/30/2020	0257863	Professional Engineering Services - Condomn	\$1,424.00	\$0.00		\$1,424.00
CME ASSOCIATES	4/20/2020	2/13/2020	0255694	Professional Engineering Services - BLP Pavi	\$6,369.10	\$0.00		\$6,369.10
CME ASSOCIATES	4/20/2020	2/13/2020	0255695	Professional Engineering Services - BLP Skat	\$9,978.55	\$0.00		\$9,978.55
CME ASSOCIATES	4/20/2020	3/13/2020	0257581	Professional Engineering Services - BLP Skat	\$1,313.00	\$0.00		\$1,313.00
CME ASSOCIATES	4/20/2020	3/31/2020	0258285	Professional Engineering Service - BLP Skate	\$5,399.75	\$0.00		\$5,399.75
				Totals for CME ASSOCIATES:	\$34,000.90	\$0.00		\$34,000.90
COMCAST								
COMCAST	4/20/2020	3/28/2020	April 2020 Cable	Cable Services - 66 York St - May 2020	\$153.78	\$0.00		\$153.78
COMCAST	4/20/2020	4/5/2020	April 2020 Internet	Internet Services - 25 Journal Square - April 2	\$137.88	\$0.00		\$137.88
				Totals for COMCAST:	\$291.66	\$0.00		\$291.66
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	4/20/2020	3/12/2020	March 2020 - Maint	Monthly Maintenance Fee - March 2020	\$154.04	\$0.00		\$154.04
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$154.04	\$0.00		\$154.04