

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE
OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR
APPRAISAL SERVICES IN ALL PROJECT AREAS**

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law the Agency desires to issue a Request for Proposals for procurement of property appraisal services; and

WHEREAS, the Agency, as a public body corporate and politic of the State of New Jersey, is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**") to use competitive contracting to procure property appraisal services pursuant to *N.J.S.A. 40A:11-4.1 et seq.*; and

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

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. Pursuant to *N.J.S.A. 40A:11-4.1(o)*, the use of competitive contracting is hereby authorized for procuring and awarding a contract for the provision of property appraisal services in all project areas for a term not to exceed five (5) years.

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

Section 4. This resolution shall take effect immediately.



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 June 16, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 19-12-EV1 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL GRANT AND SUPPORT SERVICES WITHIN ALL REDEVELOPMENT AREAS

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), the Jersey City Redevelopment Agency (the “**Agency**”) requires from time to time extraordinary unspecifiable services which are specialized and qualitative in nature; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-5(1)(a)(ii)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), contracts for which the subject matter consists of extraordinary unspecifiable services may be awarded without competitive bidding; and

WHEREAS, by Resolution No. 19-12-4, adopted December 17, 2019, the Agency awarded Brownfield Redevelopment Solutions, Inc. (“**BRS**”) a contract to perform environmental support services in connection with establishing brownfield redevelopment programs, and obtaining, managing and administering grants to support such programs (the “**Services**”); and

WHEREAS, in accordance with the LPCL, the Agency and BRS entered into that certain Extraordinary Unspecifiable Services Contract No. 19-12-EV1 dated January 1, 2020 (the “**Original Contract**”) for an amount not to exceed Fifty-Two Thousand Dollars (\$52,000.00) to perform the Services; and

WHEREAS, BRS submitted an updated proposal on June 8, 2020 to continue performing the Services and to expand the scope of the Services to include project support for the Grand Jersey Redevelopment Area for an additional Thirty-Nine Thousand Dollars (\$39,000.00) (the “**Updated Proposal**”); and

WHEREAS, in accordance with the Updated Proposal, the Agency desires to authorize an amendment to the Original Contract (the “**First Amendment**”) to amend the scope of the Services to include project support for the Grand Jersey Redevelopment Area and to increase the previously authorized in the Original Contract by Thirty-Nine Thousand Dollars (\$39,000.00), for a new total contract amount not to exceed Ninety-One Thousand Dollars (\$91,000.00), which shall be payable in accordance with the rates set forth in the Updated Proposal; and

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

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

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

Section 2. The Board of Commissioners hereby authorizes the First Amendment to reflect the amended scope of the Services and the increase in cost by Thirty-Nine Thousand Dollars, such that the amended total amount shall not exceed Ninety-One Thousand Dollars (\$91,000.00), which shall be payable in accordance with the rates set forth in the Updated Proposal.

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

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

Section 5. This Resolution shall take effect immediately.


 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 June 16, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BRP DEVELOPMENT GROUP AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS SUBLOTS 15 AND 21 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the **"Redevelopment Law"**), the City of Jersey City (the **"City"**) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the **"Redevelopment Plan"**) to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (**"Bayfront"** or the **"Redevelopment Area"**); and

WHEREAS, the Redevelopment Area is located on the West Side of the City and consists of approximately 25 acres of public open space and 70 acres of development parcels (the **"Development Lots"**); and

WHEREAS, on October 10, 2018 the City finally adopted an ordinance (the **"City Ordinance"**) authorizing public financing for the acquisition of the Development Lots and construction of public infrastructure for Phase I, which consists of portions of Block 21901.01, Lots 4, 5 and 6, and more specifically, development sublots 15, 16, 20, 21, 22 and 23 (sublots 20 and 23 as surface parking only) and park parcels P9 and P10, as demonstrated in the illustrative map, attached hereto as **Exhibit A** (the **"Phase I Development Area"**); and

WHEREAS, in accordance with the City Ordinance, title to the Development Lots was acquired by the City on January 15, 2019; and

WHEREAS, in connection with the redevelopment of Phase I Development Area, the City entered into a certain Cooperation Agreement (the **"Cooperation Agreement"**) with the Jersey City Redevelopment Agency (the **"Agency"**) pursuant to which the Agency developed and issued a Request for Proposals for the Acquisition and Development of the Phase I Development Area within the Bayfront I Redevelopment Area on June 3, 2019 (the **"RFP"**); and

WHEREAS, on August 15, 2018, the City Council (**"City Council"**) passed resolution 18-782 authorizing the formation of the Bayfront Advisory Committee (**"BAC"**) consisting of the Mayor (or his designee), Councilmember representing Ward A, Councilmember representing Ward B, and four City residents; and

WHEREAS, the BAC, in its advisory capacity, was involved during the preparation of the RFP, and the BAC unanimously recommended the RFP; and

WHEREAS, on August 21, 2019, the Agency received six proposals in response to the RFP from a variety of developers with significant experience who showed impressive vision; and

WHEREAS, the BAC, in its advisory capacity, the Agency and its professionals undertook an extensive review of the proposals received, and given the significance of the Phase I Development Area to the overall development of Bayfront, and the City's stated objective of maximizing housing affordability on site, it was critical to gain insight into each of the developers; and

WHEREAS, the BAC, in its advisory capacity, the Agency and its professionals considered each developer's regional experience and ability to execute on a variety of goals, because with many future phases to come, Bayfront has the potential to become a model for future mixed income planned developments throughout the state and region; and

WHEREAS, in furtherance of the collective goals and based on the criteria set forth in the RFP and a thorough analysis of the respective proposals, it was unanimously recommended by the BAC, in its advisory capacity, and determined by the Agency staff that the redevelopment of the Phase I Development Area of Bayfront be awarded to two developers in order to meet all objectives; and

WHEREAS, it is recommended that BRP Development Group (the "**Redeveloper**") be selected as the developer for sublots 15 and 21 (the "**Project Site**"); 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. BRP Development Group is hereby designated as the Redeveloper of the Project Site for a period commencing upon the adoption of this Resolution and ending on December 31, 2020, unless extended for an additional period of no more than ninety (90) days by the Executive Director in her sole discretion.

Section 4. If, by December 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 BRP Development Group as

Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

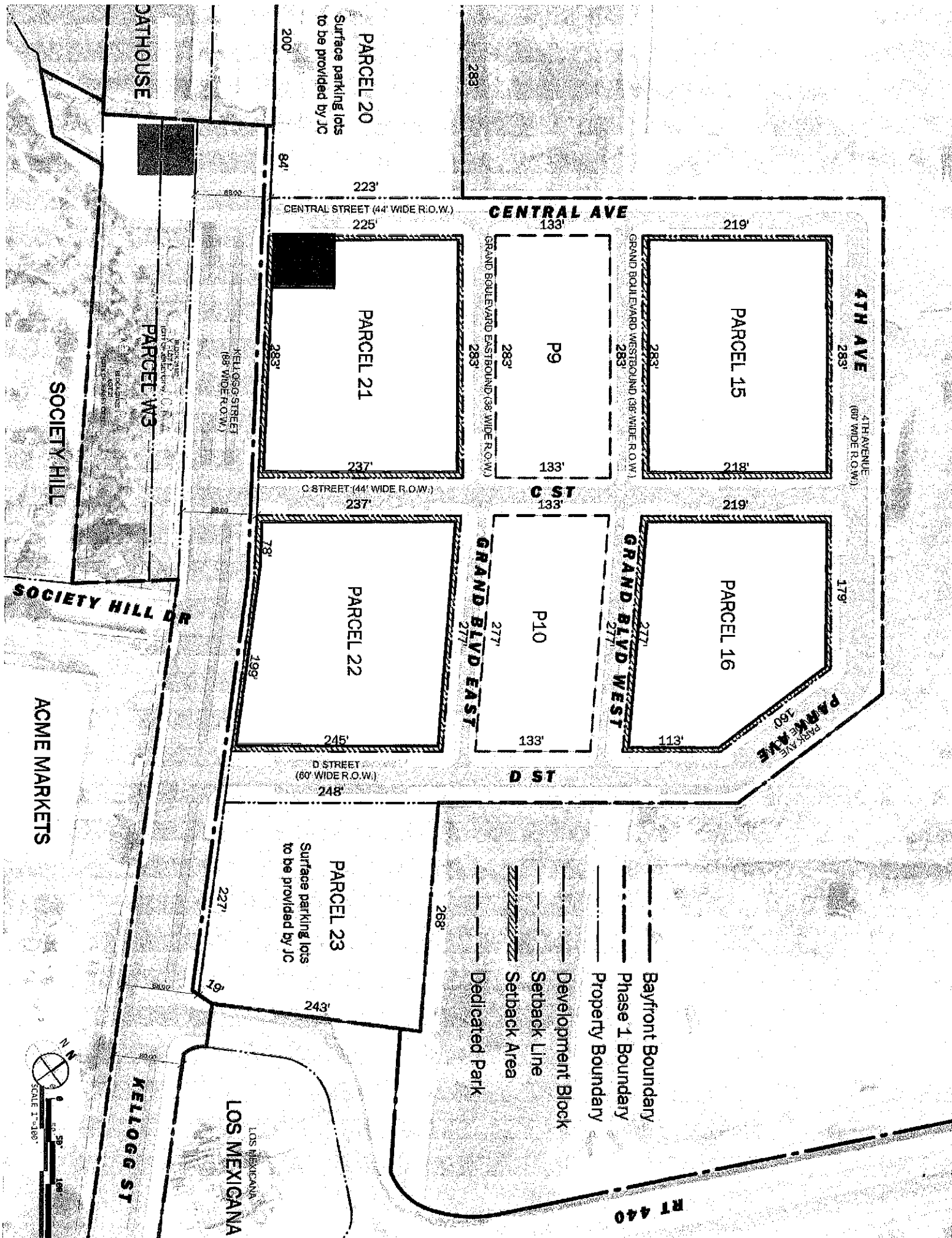
Section 5. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 6. This Resolution shall take effect immediately.


 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 June 16, 2020.

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



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY COLLECTIVELY DESIGNATING PENNROSE, LLC AND OMNI AMERICA, LLC AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS SUBLOTS 16 AND 22 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the **"Redevelopment Law"**), the City of Jersey City (the **"City"**) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the **"Redevelopment Plan"**) to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (**"Bayfront"** or the **"Redevelopment Area"**); and

WHEREAS, the Redevelopment Area is located on the West Side of the City and consists of approximately 25 acres of public open space and 70 acres of development parcels (the **"Development Lots"**); and

WHEREAS, on October 10, 2018 the City finally adopted an ordinance (the **"City Ordinance"**) authorizing public financing for the acquisition of the Development Lots and construction of public infrastructure for Phase I, which consists of portions of Block 21901.01, Lots 4, 5 and 6, and more specifically, development sublots 15, 16, 20, 21, 22 and 23 (sublots 20 and 23 as surface parking only) and park parcels P9 and P10, as demonstrated in the illustrative map, attached hereto as **Exhibit A** (the **"Phase I Development Area"**); and

WHEREAS, in accordance with the City Ordinance, title to the Development Lots was acquired by the City on January 15, 2019; and

WHEREAS, in connection with the redevelopment of Phase I Development Area, the City entered into a certain Cooperation Agreement (the **"Cooperation Agreement"**) with the Jersey City Redevelopment Agency (the **"Agency"**) pursuant to which the Agency developed and issued a Request for Proposals for the Acquisition and Development of the Phase I Development Area within the Bayfront I Redevelopment Area on June 3, 2019 (the **"RFP"**); and

WHEREAS, on August 15, 2018, the City Council (**"City Council"**) passed resolution 18-782 authorizing the formation of the Bayfront Advisory Committee (**"BAC"**) consisting of the Mayor (or his designee), Councilmember representing Ward A, Councilmember representing Ward B, and four City residents; and

WHEREAS, the BAC, in its advisory capacity, was involved during the preparation of the RFP, and the BAC unanimously recommended the RFP; and

WHEREAS, on August 21, 2019, the Agency received six proposals in response to the RFP from a variety of developers with significant experience who showed impressive vision; and

WHEREAS, the BAC, in its advisory capacity, the Agency and its professionals undertook an extensive review of the proposals received, and given the significance of the Phase I Development Area to the overall development of Bayfront, and the City's stated objective of maximizing housing affordability on site, it was critical to gain insight into each of the developers; and

WHEREAS, the BAC, in its advisory capacity, the Agency and its professionals considered each developer's regional experience and ability to execute on a variety of goals, because with many future phases to come, Bayfront has the potential to become a model for future mixed income planned developments throughout the state and region; and

WHEREAS, in furtherance of the collective goals and based on the criteria set forth in the RFP and a thorough analysis of the respective proposals, it was unanimously recommended by the BAC, in its advisory capacity, and determined by the Agency staff that the redevelopment of the Phase I Development Area of Bayfront be awarded to two developers in order to meet all objectives; and

WHEREAS, it is recommended that the Joint Venture known as Bayfront Development Partners, LLC, between Pennrose, LLC, and Omni America, LLC (collectively, and only collectively, the "**Redeveloper**") be selected as the developer for sublots 16 and 22 (the "**Project Site**"); 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. Pennrose, LLC, and Omni America, LLC, via the Joint Venture, Bayfront Development Partners, LLC, are hereby designated as the Redeveloper of the Project Site for a period commencing upon the adoption of this Resolution and ending on December 31, 2020, unless extended for an additional period of no more than ninety (90) days by the Executive Director in her sole discretion.

Section 4. If, by December 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 Pennrose, LLC, and Omni America, LLC, via the Joint Venture, Bayfront Development Partners, LLC, as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

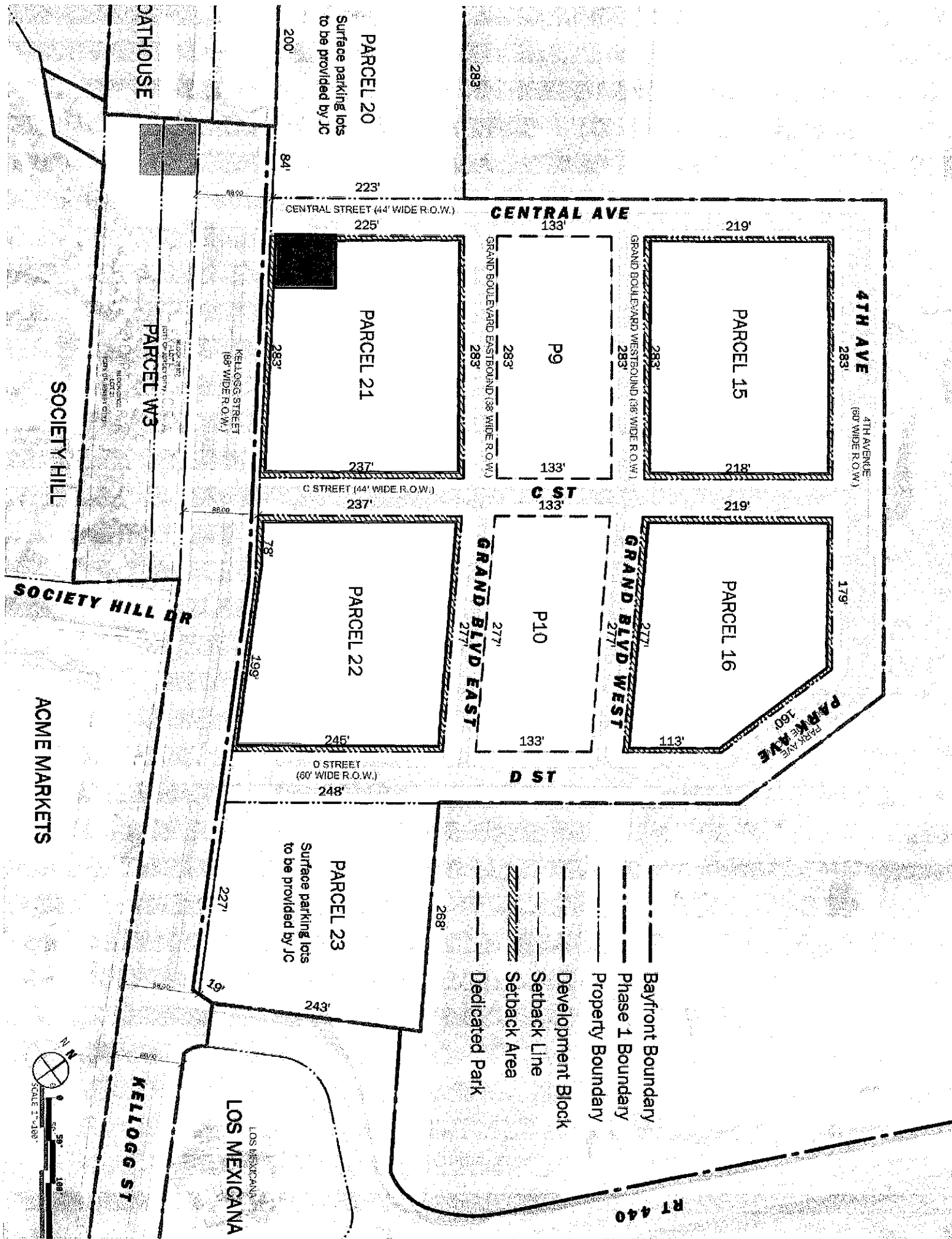
Section 5. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 6. This Resolution shall take effect immediately.


 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 June 16, 2020.

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



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT WITH MATRIX NEW WORLD, ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, PC FOR ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA

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

WHEREAS, the City of Jersey City (the “**City**”) purchased approximately 70 acres of land within the Bayfront I Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, pursuant to that certain Cooperation Agreement authorized on October 16, 2018 by Resolution No. 18-10-4 (the “**Cooperation Agreement**”), the Agency is acting as the City’s agent in connection with the redevelopment of the Redevelopment Area; and

WHEREAS, in order to further the Cooperation Agreement and the Bayfront I Redevelopment Plan, the Agency has previously determined it was necessary to retain the services of an engineer from an experienced and qualified firm to assist with the design of the Bayfront bulkhead (the “**Bulkhead Engineering**”); and

WHEREAS, in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law (the “**LPCL**”), contracts for which the subject matter consists of professional services may be awarded without public advertising for bids and bidding therefor; and

WHEREAS, on December 17, 2019 via Resolution No. 19-12-6, the Agency awarded Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (“**Matrix**”) a contract to provide the Bulkhead Engineering for a total cost not to exceed FIFTY THOUSAND Dollars (\$50,000.00) in accordance with its proposal dated November 26, 2019 (the “**Bulkhead Proposal**”); and

WHEREAS, the Agency has determined it is necessary to have an experienced and qualified engineer prepare a conceptual design and perform related tasks for a future pedestrian bridge over Route 440, at or near the Bayfront site (the “**Pedestrian Bridge Concept Design**”, and together with the Bulkhead Engineering, the “**Engineering Services**”), and has obtained a proposal from Matrix for the Pedestrian Bridge Concept Design for a not to exceed cost of FIFTEEN THOUSAND Dollars (\$15,000.00), to be performed in accordance with the proposal, attached hereto (the “**Pedestrian Bridge Proposal**”, and together with the Bulkhead Proposal, the “**Proposals**”); and

WHEREAS, the Agency wishes to amend the professional services agreement with Matrix to include the Pedestrian Bridge Concept Design and the Pedestrian Bridge Proposal, for a term to expire on the earlier of one (1) year after the effective date of this amended professional services agreement, or until the services set forth in the Proposals are completed, and for a total amount not to exceed SIXTY-FIVE THOUSAND Dollars (\$65,000), payable in accordance with the cost breakdown in the Proposals; and

WHEREAS, in accordance with the LPCL, the Engineering Services are professional services exempt from public bidding; and

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

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

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

Section 2. The Board of Commissioners hereby authorizes an amendment to the professional services agreement with Matrix to include the performance of the Engineering Services as listed in the Proposals, for a total amount not to exceed SIXTY-FIVE THOUSAND Dollars (\$65,000.00), and term of the earlier of one (1) year from this amendment or until the services set forth in the Proposals are completed, all subject to the terms and conditions set forth in the Agency's form professional services agreement.

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

Section 4. This Resolution shall take effect immediately.


DIANA H. JEFFERY, 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 June 16, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 360 9 STREET LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 6902, LOT 29, C0003, COMMONLY KNOWN AS 367 10TH STREET, IN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of rehabilitation designated as Brunswick Triangle Rehabilitation Area 2 (the “**Rehabilitation Area**”) and subsequently adopted a redevelopment plan for the Rehabilitation Area entitled the Enos Jones Redevelopment Plan (as may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

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

WHEREAS, on September 24, 2019, by Resolution No. 19-09-07, the Agency designated the Redeveloper as redeveloper of the Property, which designation was subsequently extended by Resolution No. 20-SP04-02 adopted April 1, 2020 to allow time for the Agency and Redeveloper to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until July 31, 2020, so that the Agency and Redeveloper may complete the negotiation of a redevelopment agreement,

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until July 31, 2020, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The 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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of June 16, 2020.

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

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

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

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

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

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

WHEREAS, on February 18, 2020, by Resolution No. 20-02-05, the JCRA granted the Redeveloper an extension of its designation to June 9, 2020, which has since expired; and

WHEREAS, because the parties are close to finalizing an acceptable Redevelopment Agreement pending the completion of certain environmental due diligence, the JCRA wishes to grant a third extension of the Redeveloper's designation as redeveloper of the Property for a period of sixty (60) days.

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

1. The above recitals are incorporated by reference as if fully set forth herein.

2. The designation as redeveloper of the Property previously granted and extended to Redeveloper is hereby extended a third time until August 8, 2020 to allow the JCRA and the Redeveloper to complete negotiations and enter into a Redevelopment Agreement for the redevelopment of the Property.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to take all actions and to execute any and all documents necessary to effectuate this resolution, in consultation with counsel.
4. This Resolution shall take effect immediately.



DIANA H. JEFFREY, SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 16, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAJIV SOIN OR AN ENTITY FORMED BY HIM AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 23202, LOT 75, COMMONLY KNOWN AS 284 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

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

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

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

WHEREAS, on January 15, 2019, the Jersey City Redevelopment Agency (the “**Agency**”) adopted Resolution No. 19-01-11 conditionally designating Rajiv Soin, or an entity formed by him (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 20-02-08 adopted on February 18, 2020; and

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

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended for an additional thirty (30) days, which expiration date may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of up to thirty (30) days,

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 June 16, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH ADVANCED SCAFFOLD SERVICES, LLC FOR THE RENTAL OF SCAFFOLDING ON PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns and manages certain property identified as Block 9501, Lot 22 on the official tax maps of the City of Jersey City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “**Site**”), which is located within the Journal Square 2060 Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan; and

WHEREAS, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.* (the “**LPCL**”), the Agency has the power to award contracts necessary for the efficient operation of the Agency; and

WHEREAS, the Agency has determined that it is necessary to use heavy-duty scaffolding on and around the building located at the Site; and

WHEREAS, Advanced Scaffold Services, LLC submitted that certain Estimate #6125 dated June 4, 2020 to the Agency with proposed costs for the rental of heavy-duty scaffolding (the “**Estimate**”); and

WHEREAS, in accordance with the Estimate, the Agency desires to enter into a contract with Advanced Scaffold Services, LLC (the “**Contract**”) for the rental of heavy-duty scaffolding for a term not to exceed twelve (12) months at a cost not to exceed Two Thousand Five Hundred and Fifty Dollars (\$2,550.00) per month, for a total contract amount not to exceed Thirty Thousand Six Hundred Dollars (\$30,600.00); and

WHEREAS, in accordance with N.J.S.A. 40A:11-3, the amount of the contract will not exceed the Agency’s bid threshold of \$40,000.00 and need not be publicly bid,

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

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

Section 2. The Agency hereby awards a contract to Advanced Scaffold Services, LLC for the rental of heavy-duty scaffolding for a term not to exceed twelve (12) months and for an amount not to exceed Thirty Thousand Six Hundred Dollars (\$30,600.00).

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

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

Section 5. This Resolution shall take effect immediately.


DIANA H. JEFFREY, SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on June 16, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING HOMESTEAD ASSEMBLAGE LLC AS THE REDEVELOPER OF BLOCK 7905, LOTS 20, 21, 22, AND 23, COMMONLY KNOWN AS 618 PAVONIA AVENUE, 616 PAVONIA AVENUE, AND 33-35 VAN REIPEN AVENUE, BLOCK 7902, LOTS 46, 47, 48 AND 49, COMMONLY KNOWN AS 32-38 COTTAGE STREET, AND BLOCK 7904, LOTS 1 AND 2, COMMONLY KNOWN AS 29 VAN REIPEN AVENUE, ALL WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Journal Square 2060 Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, by Ordinance No. 17-174, the City Council amended the Redevelopment Plan to provide language for an incentive bonus involving the construction, implementation and maintenance of a pedestrian plaza and walkway from Cottage Street to and including Homestead Place (the “**Homestead Place Extension**”); and

WHEREAS, the certain properties identified on the City’s tax maps as Block 7903, Lot 19 commonly known as 35 Cottage Street (“**Phase 1 Property**”), Block 7903, Lots 38 and 39, commonly known as 26-28 Van Reipen Avenue (“**Phase 2 Property**”), and Block 7902, Lots 43 and 44, commonly known as 26-28 Cottage Street (“**Phase 3 Property**”) are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on May 21, 2019, the Agency authorized the execution of a redevelopment agreement with Homestead Assemblage LLC (the “**Redeveloper**”) for the redevelopment of the Phase 1 Property, Phase 2 Property, and Phase 3 Property (the “**2019 Redevelopment Agreement**”); the design, finance, construction, implementation and maintenance of the Homestead Place Extension in accordance with the provisions of the Redevelopment Plan; and the construction of a phased, mixed-use project containing approximately 824 residential units, a banquet hall of approximately 5,953 square feet, a house of worship of approximately 7,318 square feet, a preschool of approximately 9,994 square feet, approximately 38,152 square feet of office space, approximately 3,751 square feet of retail space, together with certain related on-site and off-site improvements, all as further described in the 2019 Redevelopment Agreement; and

WHEREAS, on June 1, 2019, the Agency and the Redeveloper entered into the 2019 Redevelopment Agreement; and

WHEREAS, the certain properties identified on the City's tax maps as Block 7905, Lots 20, 21, 22 and 23, commonly known as 618 Pavonia Avenue, 616 Pavonia Avenue and 33-35 Van Reipen Avenue ("**Phase 4 Property**"), Block 7902, Lots 46, 47, 48 and 49, commonly known as 32-38 Cottage Street ("**Phase 5 Property**"), and Block 7904, Lots 1 and 2, commonly known as 29 Van Reipen Avenue ("**Phase 6 Property**") are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Phase 4 Property a 27 story mixed-use building with approximately 432 residential units, approximately 1,544 square feet of retail space, 9,981 square feet of retail services, 6,480 square feet of restaurant café space, and 9,985 square feet of office space, with the Redeveloper dedicating property for the Homestead Place Extension; and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Phase 5 Property a 27 story mixed-use building with approximately 440 residential units, approximately 2,189 square feet of retail space, and 16,357 square feet of office space, with the Redeveloper dedicating property for the Homestead Place Extension; and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Phase 6 Property a 27 story mixed-use building with approximately 744 residential units, approximately 10,538 square feet of retail space, and 30,877 square feet of office space, with the Redeveloper dedicating property for the Homestead Place Extension; and

WHEREAS, the Agency and Redeveloper propose to negotiate an amendment to the 2019 Redevelopment Agreement to include the development of the Phase 4 Property, Phase 5 Property and Phase 6 Property by the Redeveloper; and

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. Homestead Assemblage LLC is hereby designated as the Redeveloper of the Phase 4 Property, Phase 5 Property and Phase 6 Property for a period commencing upon the adoption of this Resolution and ending on October 30, 2020, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion.

Section 3. If, by October 30, 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 amendment to the 2019 Redevelopment Agreement, the designation of Homestead Assemblage LLC, as Redeveloper of the Phase 4 Property, Phase 5 Property and Phase 6 Property shall automatically expire without any need for any further action of the Board.

Section 4. 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 5. This Resolution shall take effect immediately.


 DIANA H. JEFFREY, SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 16, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH PAULUS, SOKOLOWSKI AND SARTOR LLC, FOR PROFESSIONAL ENGINEERING SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, COMMONLY KNOWN AS 125 MONITOR STREET, LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, certain property identified as Block 17503, Lot 1 on the official tax maps of the City, commonly known as 125 Monitor Street (the “**Property**”), is located within the Redevelopment Area; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency has a need for services of an experienced engineering firm for the purpose of providing an independent third party estimate for adaptive re-use of the building located on the Property and a second estimate for demolition of the building and new construction on the Property, as well as expert testimony regarding the estimates, amongst other things (the “**Engineering Consulting Services**”); and

WHEREAS, Paulus, Sokolowski and Sartor, LCC, LLC (“**PS&S**”) submitted a proposal to the Agency dated July 10, 2019 (the “**Proposal**”), with proposed standard hourly rates and estimated total cost not to exceed Thirty-Five Thousand Dollars (\$35,000) which amount includes estimated project costs of \$27,500 and certain additional expenses associated with the PS&S providing expert testimony, as set forth further in the Proposal; and

WHEREAS, by Resolution 19-07-28 adopted on July 16, 2019, the Agency’s Board of Commissioners authorized a contract with PS&S to perform the Engineering Consulting Services for a period of one (1) year (“**Contract**”); and

WHEREAS, the balance remaining under the Contract is Twenty-One Thousand Four Hundred Twenty-One Dollars (\$21,421), made up of \$13,921 for project costs and \$7,500 for PS&S to provide expert testimony; and

WHEREAS, PS&S needs additional time to complete the Engineering Consulting Services; and

WHEREAS, PS&S possesses the skills and expertise to perform and complete the Engineering Consulting Services; and

WHEREAS, N.J.S.A. 40A:11-15 requires professional services contracts to be renewed on an annual basis; and

WHEREAS, the Agency wishes to reauthorize the professional services agreement with PS&S to perform and complete the Engineering Consulting Services; and

WHEREAS, funds are available for the costs of the Engineering Services; and

WHEREAS, notice of the award of the professional services contract shall be published in a newspaper of general circulation as required by law,

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

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

Section 2. The Board of Commissioners hereby reauthorizes the Contract for professional services with PS&S for the performance of Engineering Consulting Services in a total amount not-to-exceed the balance remaining under the Contract of Twenty-One Thousand Four Hundred Twenty-One Dollars (\$21,421), made up of \$13,921 for project costs and \$7,500 for PS&S to provide expert testimony as set forth in the Proposal, and for a term expiring within one (1) year from the effective date of such reauthorized contract or upon completion of the Engineering Consulting Services, whichever is earlier, in accordance with the terms and conditions set forth in the Agency's form professional services agreement.

Section 3. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the professional services agreement authorized herein, together with such additions, deletions and/or modifications as may be deemed necessary in consultation with counsel, and any and all other documents necessary to effectuate this resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.



DIANA H. JEFFREY, SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 16, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH FD JOHNSTON AVE LLC, FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 49 AND 50, COMMONLY KNOWN AS 262 JOHNSTON AVENUE LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) is responsible for implementing redevelopment plans and carrying out redevelopment projects in 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 the same may be amended and/or supplemented from time to time, the “Redevelopment Law”); and

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

WHEREAS, on March 7, 2007, the Agency entered into a redevelopment agreement (the “2007 Agreement”) with Johnston Station, LLC (the “Prior Redeveloper”) with respect to the development of certain property located within the Redevelopment Area commonly known as 262 Johnston Avenue, Jersey City and then identified on the official tax maps of the City as Block 2096, Lots 11, D, E, F and G (collectively, the “Project Premises”, which are currently identified on the official tax maps of the City as Block 15801, Lots 49 and 50 commonly known as 262 Johnston Avenue (the “Property”); and

WHEREAS, the Prior Redeveloper has not redeveloped the Project Premises; and

WHEREAS, the Prior Redeveloper has been dissolved, and the assets thereof distributed to the former members thereof; and

WHEREAS, the former members of the Prior Redeveloper have requested that the Agency: (i) enter into this Redevelopment Agreement; and (ii) authorize the transfer of the Project Premises to the Redeveloper in connection herewith, upon such transfer the Prior Redeveloper and the former members thereof to retain no interest in the Project (as defined below) or the Project Premises; and

WHEREAS, FD Johnston Ave, LLC (“Redeveloper”) is the contract purchaser of the Project Premises pursuant to that certain purchase and sale agreement dated May 16, 2018, as amended (the “PSA”); and

WHEREAS, the Property is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, the Redeveloper proposes to redevelop the Property by constructing thereon a twenty-four (24) story, mixed-use building consisting of 168 residential units (13 studios, 111 one-bedrooms, and 44 two-bedrooms), 11 affordable housing units (7 one-bedrooms and 4 two-bedrooms), and approximately 7,924 square feet of retail/commercial space (the “Project”); and

WHEREAS, the Agency now wishes to authorize the execution of a redevelopment agreement with the Redeveloper (the “Redevelopment Agreement”) for the redevelopment of the Property with the Project, all as further described in the Redevelopment Agreement and in accordance with the Redevelopment Plan,

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Redevelopment Agreement, in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with Counsel, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with Counsel.

Section 3. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on June 16, 2020.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO REAUTHORIZED CONTRACT NO. 19-05-DN3 WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BLOCK 18901, LOT 1.01, COMMONLY KNOWN AS BERRY LANE PARK (SKATE PARK), WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain property located within the Redevelopment Area identified as 1 Berry Road, Block 18901, Lot 1.01, commonly known as Berry Lane Park (the “**Property**”), and is currently constructing a skate park on the Property; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, and pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), the Agency requires professional engineering consulting services in connection with the design and construction of a skate park on the Property and ancillary acts related thereto (the “**Engineering Services**”); and

WHEREAS, in accordance with the LPCL, on May 21, 2019 the Board of Commissioners of the Agency approved Resolution No. 19-05-24 authorizing a professional services agreement with CME Associates (“**CME**”) to provide the Engineering Services; and

WHEREAS, thereafter the Agency and CME entered in Contract No. 19-05-DN3 for the Engineering Services (“**2019 Contract**”); and

WHEREAS, *N.J.S.A. 40A:11-15* requires professional services contracts to be renewed on an annual basis; and

WHEREAS, on May 14, 2020, CME submitted an updated proposal to the Agency (the “**Proposal**”) describing the status of CME’s performance of the Engineering Services and setting forth the remaining Engineering Services to be performed under the 2019 Contract, as well as additional services; and

WHEREAS, on May 19, 2020, the Board of Commissioners of the Agency approved Resolution No. 20-05-13 amending and reauthorizing Contract No. 19-05-DN3 (“**2020 Contract**”) to include the services set forth in the Proposal except for the air monitoring services (“**Air Monitoring Services**”); and

WHEREAS, the Agency desires to enter into a First Amendment to the 2020 Contract (the “**First Amendment**”) to amend the scope of the Engineering Services to include the Air Monitoring Services in the Engineering Services as described in the Proposal; and

WHEREAS, pursuant to the Proposal, the Agency desires to increase the 2020 Contract amount by Twelve Thousand One Hundred Six Dollars and Twenty-Five Cents (\$12,106.25) for the Air Monitoring Services for a new total 2020 Contract amount not to exceed Fifty-Nine Thousand Three Hundred Fifty-Four Dollars and Seventy Cents (\$59,354.70); and

WHEREAS, funds are available for the costs of the Air Monitoring Services; and

WHEREAS, notice of the amendment to the professional services contract shall be published in a newspaper of general circulation,

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 First Amendment to the 2020 Contract No. 19-05-DN3 with CME to reflect the amended scope of the Engineering Services to include the Air Monitoring Services and an increase of the 2020 Contract amount by Twelve Thousand One Hundred Six Dollars and Twenty-Five Cents (\$12,106.25), for a new total amount of the 2020 Contract not to exceed Fifty-Nine Thousand Three Hundred Fifty-Four Dollars and Seventy Cents (\$59,354.70), in accordance with the rate schedule set forth in the Proposal.

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

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

Section 5. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 16, 2020.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE DESIGNATION OF 66 SOMME STREET RE ASSOCIATES
LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED
AT BLOCK 29805, LOTS 18 AND 19 (165 OCEAN AVENUE)
WITHIN THE OCEAN AVENUE SOUTH REDEVELOPMENT
AREA**

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

WHEREAS, the City has enacted the Ocean Avenue South Redevelopment Plan (as amended and supplemented from time to time, "Redevelopment Plan") in order to effectuate the redevelopment of the Ocean Avenue South Redevelopment Area; and

WHEREAS, 66 Somme St RE Associates LLC ("Redeveloper") proposes to redevelop that certain property within the Ocean Avenue South Rehabilitation Area identified on the official tax maps of the City as Block 29805, Lots 18 and 19, commonly known as 165 Ocean Avenue ("Property"); and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to rehabilitate two floors of a former bank building into a dental office with approximately 8,696 square feet of medical space and an adjoining surface parking lot ("Project"); and

WHEREAS, the Jersey City Redevelopment Agency ("JCRA") wishes to designate the Redeveloper as redeveloper of the Property to allow for the entry into a Redevelopment Agreement.

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. 66 Somme St RE Associates LLC is hereby designated as the Redeveloper of the Property for a period of one hundred and twenty (120) days from the date hereof, ending on October 8, 2020, unless extended for a period of not more than thirty (30) days by the Executive Director in her sole discretion.
3. If, by October 8, 2020 or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable Redevelopment Agreement, the designation of 66 Somme St RE Associates, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the JCRA.

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


 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 June 16, 2020.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A REDEVELOPMENT AGREEMENT WITH RAJESHKUMAR M. PATEL FOR PROPERTY LOCATED AT BLOCK 3002, LOT 13 A/K/A 454 PALISADE AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT PLAN

WHEREAS, the property located at Block 3002, Lot 13 a/k/a 454 Palisade Avenue (the "Property") has been placed by the City of Jersey City (the "City") upon the City's abandoned property list in accordance with the requirements of the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "NJURA"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA"); and

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

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


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

WHEREAS, the Agency previously adopted Resolution 20-05-18 on May 19, 2020 conditionally designating Rajeshkumar M. Patel as the redeveloper for the Property, subject to the negotiation of a mutually acceptable Redevelopment Agreement between the Agency and Rajeshkumar M. Patel for the redevelopment of the Property; and

WHEREAS, the Agency has now negotiated a Redevelopment Agreement with Rajeshkumar M. Patel and wishes to authorize the approval and execution of that Redevelopment Agreement in substantially the form attached hereto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby approves the Redevelopment Agreement with Rajeshkumar M. Patel for the redevelopment of the property located at Block 3002, Lot 13 a/k/a 454 Palisade Avenue (the "Property") in substantially the form attached hereto and authorizes the

BE IT FURTHER RESOLVED that the Board Secretary is hereby directed to provide a certified copy of this resolution along with the executed Redevelopment Agreement to the Agency's redevelopment counsel, David A. Clark, Esq., at Gluck Walrath, LLP, 4 Paragon Way, Suite 400, Freehold NJ 07728 and to the attorney for Rajeshkumar M. Patel, Vincent L. Verdiramo, Esq., Verdiramo & Verdiramo, 3163 John F. Kennedy Boulevard, Jersey City, New Jersey 07306.


 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 June 16, 2020.

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

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

WHEREAS, by Resolution No.19-10-21 adopted on October 15, 2019, the Jersey City Redevelopment Agency (the "**Agency**") entered into a Professional Services Agreement No. 19-10-JL3 with Donohue, Gironda, Doria and Tomkins, LLC ("**DGDT**") for services related to the production of the Agency's audit for the 2019 calendar year for a term not to exceed one (1) year and a contract amount not to exceed Thirty-Seven Thousand Five Hundred Dollars (\$37,500) (the "**Original Agreement**"); and

WHEREAS, DGDT submitted an engagement letter to the Agency dated June 10, 2020 attached hereto as **Exhibit A** (the "**Engagement Letter**"), which clarifies the current auditing services being provided to the Agency and further provides that DGDT's fee in connection with the Agency's securities offering documents will be between Five Thousand Dollars (\$5,000) and Seven Thousand Five Hundred Dollars (\$7,500), depending upon the facts and circumstances of the issuance (the "**Additional Services**"); and

WHEREAS, in accordance with the Additional Services, the Agency desires to authorize an amendment to the Original Agreement (the "**First Amendment**") to reflect the Additional Services and authorize a new total contract amount of not to exceed Forty-Seven Thousand Five Hundred Dollars (\$47,500.00); and

WHEREAS, the Agency has sufficient funds available to satisfy the obligations of the First Amendment; and

WHEREAS, in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law (the "**LPCL**"), the auditing services are professional services exempt from public bidding; and

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

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

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

Section 2. The Board of Commissioners hereby authorizes the First Amendment of Professional Services Agreement No. 19-10-JL3 with Donohue, Gironda, Doria and Tomkins, LLC to amend the scope of services and to allow for a new total amount not to exceed Forty-Seven Thousand Five Hundred Dollars (\$47,500). Notice of


the award of this First Amendment shall be published in an official newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

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

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

Section 5. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 16, 2020.


Diana H. Jeffrey, Secretary

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

EXHIBIT A

DONOHUE, GIRONDA, DORIA & TOMKINS, LLC

Certified Public Accountants

Robert A. Gironda, CPA
Robert G. Doria, CPA (N.J. & N.Y.)
Frederick J. Tomkins, CPA, RMA
Matthew A. Donohue, CPA

310 Broadway
Bayonne, NJ 07002
(201) 437-9000
Fax: (201) 437-1432
E-Mail: dgd@dgdcpas.com

Linda P. Kish, CPA, RMA
Mark W. Bednarz, CPA, RMA
Jason R. Gironda, CPA
Mauricio Canto, CPA, RMA

June 10, 2020

Management, Chairman and
Members of the Board of Directors
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, NJ 07302

We are pleased to confirm our understanding of the services we are to provide Jersey City Redevelopment Agency, a component unit of the City of Jersey City, for the year ended December 31, 2020. We will audit the financial statements, including the related notes to the financial statements, which collectively comprise the basic financial statements of Jersey City Redevelopment Agency as of and for the year ended December 31, 2020. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Jersey City Redevelopment Agency's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Jersey City Redevelopment Agency's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis.
2. Pension and Other Post-Employment Benefit Information

We have also been engaged to report on supplementary information other than RSI that accompanies Jersey City Redevelopment Agency's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

1. Schedule of Expenditures of Federal Awards
2. Schedule of Expenditures of State Financial Assistance

The introductory information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on the introductory section.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the Jersey City Redevelopment Agency and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of Jersey City Redevelopment Agency's financial statements. Our report will be addressed to management and Board of Directors of the Jersey City Redevelopment Agency. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that Jersey City Redevelopment Agency is subject to an audit requirement that is not encompassed in

the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, an unavoidable risk exists that some material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Jersey City Redevelopment Agency's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of Jersey City Redevelopment Agency in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information

contained in these sites or to consider the consistency of other information in the electronic site with the original document. Management is responsible for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

With regard to including the auditor's report in a securities offering document, you agree that the aforementioned auditor's report, or reference to Donohue, Gironde, Doria & Tomkins, LLC (DGDT), will not be included in any such offering document without our prior permission or consent. Any agreement to perform work in connection with a securities offering document, including an agreement to provide permission or consent, will be a separate engagement. With regard to a securities offering document with which DGDT is not involved, you agree to clearly indicate in the securities offering document that DGDT is not involved with the contents of such offering document.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

In connection with this engagement, we may communicate with you or others via email transmission. As emails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

Engagement Administration, Fees, and Other

We may from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the Jersey City Redevelopment Agency; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of DGD T and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to State of New Jersey Department of Community Affairs or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DGD T personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the State of New Jersey Department of Community Affairs. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately June 15, 2020 and to issue our reports no later than September 30, 2020. Mauricio Canto is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE FINANCIAL MANAGEMENT PROGRAM AT RUTGERS UNIVERSITY DURING THE SUMMER SEMESTER

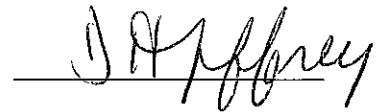
WHEREAS, Rutgers University will hold a Financial Management Program during the 2020 Summer Semester; and

WHEREAS, Elizabeth Vasquez, a Certified Purchasing Officer, was asked to attend this forum; and

WHEREAS, the registration cost of the Municipal Finance Administration course is \$2,697.00 per person; and

WHEREAS, the actual cost of travel will be reimbursed to the employee by the Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Elizabeth Vasquez to attend the Financial Management Program during the 2020 Summer Semester;



Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of June 16, 2020

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

Regular Meeting
June 16, 2020

A G E N D A

Miscellaneous - Board authorization requested for Elizabeth Vasquez to attend the Rutgers University Financial Management Program during the 2020 Summer semester. Authorization will include cost of course (\$2,697.00).

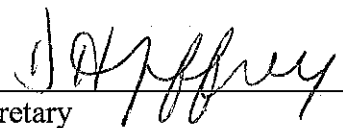
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH
VASQUEZ TO ATTEND THE FINANCIAL MANAGEMENT
PROGRAM AT RUTGERS UNIVERSITY DURING THE SUMMER
SEMESTER

Jesamil Suazo

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF JUNE 16, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of June 16, 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 June 16, 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 June 16, 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
Peter Waldor & Associates								
Peter Waldor & Associates	6/6/2020	4/23/2020	24328	Commercial Insurance Package - 292 MLK	\$5,529.55	\$0.00		\$5,529.55
Peter Waldor & Associates	6/6/2020	5/19/2020	24532	Insurance - 574 Communipaw	\$24,224.76	\$0.00		\$24,224.76
Peter Waldor & Associates	6/6/2020	5/20/2020	24538	Insurance - 2020 General Liability Master	\$176,132.49	\$0.00		\$176,132.49
Peter Waldor & Associates	6/6/2020	5/20/2020	24537	Insurance - 2020 General Excess Liability	\$39,203.95	\$0.00		\$39,203.95
				Totals for Peter Waldor & Associates:	\$245,090.75	\$0.00		\$245,090.75
GRAND TOTALS:					\$245,090.75	\$0.00		\$245,090.75

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CASH								
CASH	6/8/2020	6/8/2020	Petty Cash 6/8/20	Petty Cash Replenishment 6/8/2020	\$500.00	\$0.00		\$500.00
				Totals for CASH:	\$500.00	\$0.00		\$500.00
				GRAND TOTALS:	\$500.00	\$0.00		\$500.00

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
PITNEY BOWES CREDIT CORPORATIO								
PITNEY BOWES CREDIT CORPORAT	6/16/2020	5/11/2020	May 2020	Totals for MOISHE'S MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
				Postage Machine Rental	\$126.00	\$0.00		\$126.00
				Totals for PITNEY BOWES CREDIT CORPORATIO:	\$126.00	\$0.00		\$126.00
PURCHASE POWER								
PURCHASE POWER	6/16/2020	6/4/2020	May 2020	Mail Machine Postage Refill	\$39.98	\$0.00		\$39.98
				Totals for PURCHASE POWER:	\$39.98	\$0.00		\$39.98
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	6/16/2020	5/5/2020	6011100609546 - 5/	Miscellaneous Office Supplies - May 2020	\$512.92	\$0.00		\$512.92
				Totals for STAPLES CREDIT PLAN:	\$512.92	\$0.00		\$512.92
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	6/16/2020	5/7/2020	5010301629	Payment for Copier Lease - May 2020	\$705.13	\$0.00		\$705.13
				Totals for TOSHIBA FINANCIAL SERVICES:	\$705.13	\$0.00		\$705.13
TSIVICOS ENTERPRISES, INC.								
TSIVICOS ENTERPRISES, INC.	6/16/2020	6/4/2020	Payment #6	Berry Lane Park Skate Park - Payment #6	\$32,830.00	\$0.00		\$32,830.00
				Totals for TSIVICOS ENTERPRISES, INC.:	\$32,830.00	\$0.00		\$32,830.00
VERIZON								
VERIZON	6/16/2020	4/23/2020	9855311050	Agency Cellphone Bill May 2020	\$695.18	\$0.00		\$695.18
				Totals for VERIZON:	\$695.18	\$0.00		\$695.18
Wielkoiz & Company, LLC.								
Wielkoiz & Company, LLC.	6/16/2020	6/3/2020	20-00085-00450	CFO Services - June 2020	\$7,500.00	\$0.00		\$7,500.00
Wielkoiz & Company, LLC.	6/16/2020	6/3/2020	20-00085-00536	CFO Services - Additional Billing (5/1/20 - 5	\$13,700.00	\$0.00		\$13,700.00
				Totals for Wielkoiz & Company, LLC.:	\$21,200.00	\$0.00		\$21,200.00
GRAND TOTALS:					\$455,189.19	\$0.00		\$455,189.19

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Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
HUDSON COUNTY REGISTER	6/16/2020	2/20/2020	21307	Recording Fee - City of Jersey City	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	6/16/2020	2/20/2020	21282	Recording Fee - City of Jersey City	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER:	\$99.00	\$0.00		\$99.00
Jason Friedkin	6/16/2020	6/10/2020	June 2020	Vision Reimbursement - June 2020	\$85.00	\$0.00		\$85.00
				Totals for Jason Friedkin:	\$85.00	\$0.00		\$85.00
LABRON COLLINS	6/16/2020	6/10/2020	June 2020	Dental Reimbursement - June 2020	\$152.50	\$0.00		\$152.50
				Totals for LABRON COLLINS:	\$152.50	\$0.00		\$152.50
MARYPAT NOONAN	6/16/2020	6/10/2020	June 2020	Dental Reimbursement - June 2020	\$198.00	\$0.00		\$198.00
				Totals for MARYPAT NOONAN:	\$198.00	\$0.00		\$198.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	6/16/2020	3/20/2020	170173	Legal Services - Berry Lane Park	\$3,290.00	\$0.00		\$3,290.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	3/20/2020	170181	Legal Services - TRFDP - Jackson Green	\$402.50	\$0.00		\$402.50
MCMANIMON, SCOTLAND & BAU	6/16/2020	3/20/2020	170186	Legal Services - Tonnelle Ave	\$465.00	\$0.00		\$465.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	3/20/2020	170194	Legal Services - Internal - Procurement	\$2,025.55	\$0.00		\$2,025.55
MCMANIMON, SCOTLAND & BAU	6/16/2020	3/20/2020	170195	Legal Services - Novus Equities - 461 Commu	\$496.00	\$0.00		\$496.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	3/20/2020	170197	Legal Services - St. Lucy's	\$341.00	\$0.00		\$341.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	3/20/2020	170207	Legal Services - HCCC Redevelopment	\$1,277.50	\$0.00		\$1,277.50
MCMANIMON, SCOTLAND & BAU	6/16/2020	3/20/2020	170208	Legal Services - 360 9 Street LLC/367 10th	\$341.00	\$0.00		\$341.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	3/20/2020	170211	Legal Services - Tonnelle Self Storage	\$1,178.00	\$0.00		\$1,178.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	5/28/2020	171891	Legal Services - Internal - Procurement	\$1,172.50	\$0.00		\$1,172.50
MCMANIMON, SCOTLAND & BAU	6/16/2020	5/28/2020	171892	Legal Services - Novus Equities - 461 Commu	\$2,046.00	\$0.00		\$2,046.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	5/28/2020	171894	Legal Services - St. Lucy's	\$1,550.00	\$0.00		\$1,550.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	5/28/2020	171903	Legal Services - HCCC Redevelopment	\$4,917.50	\$0.00		\$4,917.50
MCMANIMON, SCOTLAND & BAU	6/16/2020	5/28/2020	171904	Legal Services - 360 9 Street LLC/367 10th	\$279.00	\$0.00		\$279.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	5/28/2020	171909	Legal Services - Western Gateway	\$5,549.00	\$0.00		\$5,549.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	5/28/2020	171910	Legal Services - 51 Crescent Ave	\$455.00	\$0.00		\$455.00
MCMANIMON, SCOTLAND & BAU	6/16/2020	5/28/2020	171914	Legal Services - Halpern - 49 Flisk	\$806.00	\$0.00		\$806.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$36,591.55	\$0.00		\$36,591.55
METTLIFE	6/16/2020	6/10/2020	July 2020	Employee Deferred Comp - 6/12/2020	\$450.00	\$0.00		\$450.00
				Totals for METTLIFE:	\$450.00	\$0.00		\$450.00
ML, INC.	6/16/2020	6/4/2020	Payment #7	Berry Lane Park Pavilion - Payment #7	\$335,014.18	\$0.00		\$335,014.18
				Totals for ML, INC.:	\$335,014.18	\$0.00		\$335,014.18
MOISHES MOVING SYSTEMS	6/16/2020	6/10/2020	July 2020	Storage at Dey Street - July 2020	\$700.00	\$0.00		\$700.00

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
66 YORK STREET, LLC								
66 YORK STREET, LLC	6/16/2020	6/10/2020	July 2020	July 2020-OpEx for 66 York Street	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	6/16/2020	6/10/2020	July 2020	July 2020-Electric for 66 York Street	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	6/16/2020	6/10/2020	July 2020	July 2020-Rent for 66 York Street	\$9,924.00	\$0.00		\$9,924.00
				Totals for 66 YORK STREET, LLC:	\$10,822.52	\$0.00		\$10,822.52
AFLAC								
AFLAC	6/16/2020	6/10/2020	July 2020	Employee Deductions per July 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	6/16/2020	5/13/2020	223384	Legal Services - Internal Employment	\$1,914.73	\$0.00		\$1,914.73
Apruzzese, McDermott, Mastro & Murphy	6/16/2020	4/23/2020	223204	Legal Services - Internal Employment	\$1,610.00	\$0.00		\$1,610.00
				Totals for Apruzzese, McDermott, Mastro & Murphy:	\$3,524.73	\$0.00		\$3,524.73
CME ASSOCIATES								
CME ASSOCIATES	6/16/2020	5/29/2020	0261714	Engineering Services - BLP Pavilion	\$8,226.00	\$0.00		\$8,226.00
CME ASSOCIATES	6/16/2020	5/29/2020	0261715	Engineering Services - BLP Skate Park	\$7,148.00	\$0.00		\$7,148.00
				Totals for CME ASSOCIATES:	\$15,374.00	\$0.00		\$15,374.00
COMCAST								
COMCAST	6/16/2020	6/10/2020	May 2020	Telephone Service - 66 York Street	\$152.57	\$0.00		\$152.57
				Totals for COMCAST:	\$152.57	\$0.00		\$152.57
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	6/16/2020	5/11/2020	June 2020	May 2020 Maintenance Fee	\$151.02	\$0.00		\$151.02
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$151.02	\$0.00		\$151.02
DIANA JEFFREY								
DIANA JEFFREY	6/16/2020	6/10/2020	June 2020	Dental Reimbursement - June 2020	\$148.00	\$0.00		\$148.00
				Totals for DIANA JEFFREY:	\$148.00	\$0.00		\$148.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	6/16/2020	6/8/2020	16093	Environmental Services - Betty Lane Park	\$4,327.00	\$0.00		\$4,327.00
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$4,327.00	\$0.00		\$4,327.00
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	6/16/2020	3/31/2020	0009547490	Legal Advertisement - RFP	\$56.36	\$0.00		\$56.36
EVENING JOURNAL ASSOCIATION	6/16/2020	3/30/2020	0009561724	Legal Advertisement - Notice to Bidders	\$100.83	\$0.00		\$100.83
				Totals for EVENING JOURNAL ASSOCIATION:	\$157.19	\$0.00		\$157.19
FEDERAL EXPRESS								
FEDERAL EXPRESS	6/16/2020	5/11/2020	7-007-12943	Shipping Charges - April 2020	\$126.52	\$0.00		\$126.52
				Totals for FEDERAL EXPRESS:	\$126.52	\$0.00		\$126.52
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	6/16/2020	3/12/2020	27208	Recording Fee - Village Townhouse Estates	\$33.00	\$0.00		\$33.00