

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 19-05-MPN12 WITH CME ASSOCIATES FOR ADDITIONAL ENGINEERING SERVICES PERTAINING TO THE OPEN SPACE DESIGN STANDARDS AND GEOTECHNICAL WORK FOR THE BAYFRONT I REDEVELOPMENT AREA

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

WHEREAS, on October 10, 2018 the City adopted an ordinance (the "**City Ordinance**") authorizing public financing for the acquisition of approximately seventy (70) acres of real property located within the Redevelopment Area (the "**Property**") from Bayfront Redevelopment LLC ("**Bayfront**"); and

WHEREAS, in accordance with the City Ordinance, title to the Property transferred from Bayfront to the City on January 15, 2019; and

WHEREAS, in connection with the redevelopment of the Redevelopment Area, the City entered into a certain Cooperation Agreement (the "**Cooperation Agreement**") with the Jersey City Redevelopment Agency (the "**Agency**") pursuant to which the Agency is authorized to oversee and manage the redevelopment of the Property, including procurement of all necessary professionals; and

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the Redevelopment Plan and the Cooperation Agreement, the Agency requires professional engineering consulting services from an experienced and qualified firm to perform due diligence review, attend meetings, render value engineering services, update infrastructure master concept design, prepare engineering designs, coordinate permitting strategy and perform other related services (the "**Engineering Services**") relating to the Redevelopment Area; and

WHEREAS, by Resolution 20-05-3 adopted on May 19, 2020 the Board of Commissioners of the Agency reauthorized and amended Contract 19-05-MPN12 dated June 1, 2020 (the "**Original Contract**") with CME Associates ("**CME**") to continue performing and complete the Engineering Services in accordance with CME's proposal dated May 18, 2020 (the "**Engineering Proposal**"); and

WHEREAS, the Agency has determined it is necessary to engage a professional to prepare separate Open Space Design Standards (OSDS) conformance drawings and perform additional surcharge/geotechnical services in connection with the redevelopment of the Redevelopment Area, including but not limited to soil borings, surcharge design plans, stabilization design and report, fill stockpile evaluation, and preparation of specifications and cost estimates (the "**OSDS and Geotechnical Engineering Services**"); and

WHEREAS, the Agency obtained a proposal from CME dated July 9, 2020 describing the phases and tasks required to complete the OSDS and Geotechnical Engineering Services and setting forth the costs to perform the OSDS and Geotechnical Engineering Services, not to exceed the cost of \$121,468.00, (the "**OSDS and Geotechnical Engineering Proposal**", and together with the Engineering Proposal, the "**Proposals**"); and

WHEREAS, the Agency wishes to amend the Original Contract to include the OSDS and Geotechnical Engineering Services and to amend the Original Contract to reflect a revised total amount not to exceed \$630,578.00, payable in accordance with the cost breakdown and hourly rates set forth in the Proposals, which changes shall be incorporated into an amendment to the Original Contract (the "**First Amendment**"); and

WHEREAS, the Agency has sufficient funds available to satisfy the obligations set forth herein;
and

WHEREAS, except as expressly authorized herein, all other terms and conditions of the Original Contract shall remain the same; and

WHEREAS, in accordance with the LPCL, the Engineering Services and the OSDS and Geotechnical 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:

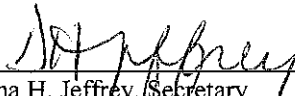
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes the First Amendment, which shall amend the Original Contract to include the performance of the OSDS and Geotechnical Engineering Services for a new total amount not to exceed amount of \$630,578.00, which amount shall be payable in accordance with the cost breakdown and hourly rates set forth in the Proposals.

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

Section 4. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

JOHN H. ALLGAI, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

July 9, 2020

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

Attn: Diana Jeffrey
Executive Director

RE: Bayfront Redevelopment Project
Jersey City, New Jersey
JCRA Contract No.: 19-05-MPN12
Our File: PJC00503.01

Dear Ms. Jeffrey:

Pursuant to the Jersey City Redevelopment Agency's (JCRA) request, we have prepared the following proposal to address two (2) out of scope tasks that our office has been directed to complete. Please find a description, schedule, and our estimated cost to complete same outlined below.

With regard to tasks related to Subsurface Investigations, to-date our office has issued a Preliminary Surcharge Design Report providing the basis for the surcharge design recommendations. As the project is moving forward towards completion, it was deemed necessary that additional structural/geotechnical engineering services are required. We are currently in the process of proceeding with the test borings along the portion of Kellogg Street requiring Controlled Modulus Columns (CMC) to obtain information that would be required by the CMC bidders in order for them to assess the spacing and depths of the CMCs based on the design loadings. We are also proceeding with borings for refining the surcharge on the west side of Kellogg Street where we will not have any CMCs. We anticipate the following additional phases/tasks and schedule to advance the geotechnical surcharge work to final design:

- Soil Borings: July 6 and July 10;
- Phase 01: Surcharge Design Plans, Sections and Details (3 to 5 weeks from NTP);
- Phase 02: CMC Plans, Sections and Details (1 to 2 weeks);
- Phase 03: Preparation of Kellogg Street Surcharge Design Calculations (1 week);
- Phase 04: Preparation of a CMC Stabilization Design Memo (1 week);
- Phase 05: Preparation of a Surcharge Stabilization Evaluation Report for the Boulevards (1 week);
- Phase 06: Evaluation of the Fill Stockpile (1 week);
- Phase 07: Preparation of Project Specifications for Earthwork, Surcharge, Instrumentation and CMCs, including Front End (1 to 2 weeks); and
- Phase 08: Preparation of an Engineer's Construction Cost Estimate (1 week).

The geotechnical work/estimate includes the design of the monitoring program, i.e., the layout of monitoring points, selection of types of monitoring locations, monitoring frequencies, etc. We will utilize the same systems as were specified by Honeywell for the previous surcharges in addition to settlement plates. The cost proposal is just through Final Design. It does not include any time for post-design services, such as bid phase services or construction-related activities, including field monitoring, shop drawings, RFIs, etc. The work outlined is contract design work for the Ground Improvement phase of the project, it is not simply geotechnical consultation.

We anticipate the above geotechnical phases/tasks will take approximately 8 to 10 weeks to complete and the cost to perform these services can be provided for \$99,818.00.



To: Ms. Jeffrey
July 9, 2020
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With regard to tasks related to Site Engineering, we were requested to prepare separate Open Space Design Standards (OSDS) Conformance Drawings that only show the open space areas within the limits of the project. We anticipate the following additional phases/tasks and schedule to prepare the OSDS Conformance Drawings:

- Phase 01: Revise the Contract Drawings based on Honeywell's Review Comments (1 to 2 weeks after receipt of Honeywell's review comments and NTP); and
- Phase 02: Prepare Separate OSDS Conformance Drawings (2 to 3 weeks).

The OSDS Conformance Drawings will be a reduced version of our Contract Drawings, dated May 2020, that was submitted to Honeywell for review, which will focus primarily on the Open Space Area designated as SA-6 South. The OSDS Conformance Drawings will consist of a Title Sheet, Site Plan, Grading and Drainage Plan, Utility Plan, Landscape and Lighting Plan, Soil Erosion and Sediment Control Plan, Profiles and Cross Sections within the limits of the Open Space areas along Central Street, C Street, D Street, Grand Boulevard Eastbound, Grand Boulevard Westbound, and Construction Details.

We anticipate the above OSDS phases/tasks will take approximately 3 to 5 weeks to complete and the cost to perform these services can be provided for \$21,650.00.

Accordingly, we respectfully submit the following Professional Engineering Services cost estimates for continuation of the additional remaining design tasks for the above referenced project: Therefore, our contract total based upon the above referenced additional scope of services would be as follows:

1.	Amended Proposal Amount	\$509,110.00
2.	Advance the Geotechnical Surcharge Work to Final Design	\$ 99,818.00
3.	Prepare the OSDS Conformance Drawings	\$ 21,650.00
Contract Total 1-3:		\$630,578.00

Our office recommends an amendment of our contract, as our office continues with the design phase services for this project.

The remaining services and terms of our proposal would remain in effect.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

CME Associates

DRAFT

David J. Samuel, PE
Managing Partner

DJS/BT/RJR/RER

cc: Chris Fiore, JCRA
Daniel Nazario, JCRA

AUTH20N

1/9/2020

Cost Proposal for Reimburse OSDS Compliance Drawings				PROJECT TOTAL		Phase 01: Review the Contract Drawings Issued on Honeywell's Review Comments		Phase 02: Prepare Separate OSDS Compliance Drawings	
Labour Code	Description	Rate	Units	Hours	Estimate / Budget	Hours	Estimate / Budget	Hours	Estimate / Budget
100	Partner	205.4		0.00	0.00		\$0.00		\$0.00
101	Managing Partner	217.1		0.00	0.00		\$0.00		\$0.00
104	Administrative Partner	217.00		0.00	0.00		\$0.00		\$0.00
105	Principal	185.5		0.00	0.00		\$0.00		\$0.00
110	Project Manager	185.26		0.00	0.00		\$0.00		\$0.00
111	Senior Project Manager	185.5		0.00	0.00		\$0.00		\$0.00
112	Project Manager (20%)	185.26		15.00	6,440.00	15.00	\$2,760.90	20.00	\$3,680.00
130	Chief Construction Engineer	154.5		0.00	0.00		\$0.00		\$0.00
135	Registered Landscape Architect	137.00		0.00	0.00		\$0.00		\$0.00
140	Senior Landscape Designer	146.2		0.00	0.00		\$0.00		\$0.00
144	Professional Land Surveyor	182.1		0.00	0.00		\$0.00		\$0.00
150	Land Surveyor	157.5		0.00	0.00		\$0.00		\$0.00
200	Professional Engineer	182.15		0.00	0.00		\$0.00		\$0.00
201	Professional Planner	175.00		0.00	0.00		\$0.00		\$0.00
202	Director of Planning	185.00		0.00	0.00		\$0.00		\$0.00
203	Project Planner	185		0.00	0.00		\$0.00		\$0.00
204	Senior Project Engineer	179.5		0.00	0.00		\$0.00		\$0.00
205	Project Engineer	173.8		0.00	0.00		\$0.00		\$0.00
210	Senior Design Engineer	170.5		0.00	0.00		\$0.00		\$0.00
218	Senior Construction Engineer	158.5		0.00	0.00		\$0.00		\$0.00
237	Resident Engineer	155.00		0.00	0.00		\$0.00		\$0.00
240	Construction Engineer	155.9		0.00	0.00		\$0.00		\$0.00
255	Party Chief	135.1		0.00	0.00		\$0.00		\$0.00
258	Survey Technician	121.5		0.00	0.00		\$0.00		\$0.00
260	Senior Engineering Assistant	140.00		40.00	\$5,210.00	40.00	\$5,070.00	60.00	\$10,440.00
302	Senior Engineering Technician	155.1		0.00	0.00		\$0.00		\$0.00
304	Planning Technician	155.4		0.00	0.00		\$0.00		\$0.00
305	Engineering Technician	150.6		0.00	0.00		\$0.00		\$0.00
310	Environmental Technician	105.00		0.00	0.00		\$0.00		\$0.00
315	Chief Construction Technician	132.5		0.00	0.00		\$0.00		\$0.00
320	Senior Construction Technician	148.00		0.00	0.00		\$0.00		\$0.00
326	Construction Technician	143.1		0.00	0.00		\$0.00		\$0.00
328	Technical Assistant	107.31		0.00	0.00		\$0.00		\$0.00
332	Landscape Designer	121.1		0.00	0.00		\$0.00		\$0.00
335	Cartified Tree Saver	132.2		0.00	0.00		\$0.00		\$0.00
501	Night Info Sys Tech	145.1		0.00	0.00		\$0.00		\$0.00
513	Senior CAD Technician	152.7		0.00	0.00		\$0.00		\$0.00
601	Project Engineer/Scientist I	170.2		0.00	0.00		\$0.00		\$0.00
602	Project Engineer/Scientist II	157.5		0.00	0.00		\$0.00		\$0.00
603	Project Engineer/Scientist III	150.00		0.00	0.00		\$0.00		\$0.00
604	Project Engineer/Scientist IV	134.2		0.00	0.00		\$0.00		\$0.00
605	Project Scientist	150.00		0.00	0.00		\$0.00		\$0.00
606	Senior Project Scientist	170.00		0.00	0.00		\$0.00		\$0.00
610	Field Engineer/Geologist	142.1		0.00	0.00		\$0.00		\$0.00
611	Senior Field Engineer/Geologist	160.2		0.00	0.00		\$0.00		\$0.00
612	Staff Scientist	126.4		0.00	0.00		\$0.00		\$0.00
613	Staff Geologist	126.00		0.00	0.00		\$0.00		\$0.00
850	Proposed Total Station	72.00		0.00	0.00		\$0.00		\$0.00
				0.00	0.00		\$0.00		\$0.00
	TOTAL LABOR			145.00	\$21,650.00	45.00	\$7,810.00	60.00	\$13,820.00
999	CME UNIT (In Lab Test)	FLAT Rate		0.00	0.00		\$0.00		\$0.00
999	CME UNIT (In Lab Test)	FLAT Rate		0.00	0.00		\$0.00		\$0.00
999	CME UNIT (In Lab Test)	FLAT Rate		0.00	0.00		\$0.00		\$0.00
999	Mileage	\$0.50 / mile		0.00	0.00		\$0.00		\$0.00
999	SUB CONSULTANT	COST X LIS		0.00	0.00		\$0.00		\$0.00
999	REIMBURSABLE	COST X LIS		0.00	0.00		\$0.00		\$0.00
999	OTHER REIMBURSABLE	COST X LIS		0.00	0.00		\$0.00		\$0.00
	TOTAL SUB & REIMBURSABLE			0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
	TOTAL			\$21,650.00		\$7,810.00		\$13,820.00	

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH 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; 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; and

WHEREAS, on June 16, 2020, by Resolution No. 20-06-07, the JCRA granted the Redeveloper an extension of its designation to August 8, 2020; and

WHEREAS, the JCRA wishes to grant a fourth extension of the Redeveloper's designation as redeveloper of the Property for a period of sixty (60) days to October 7, 2020, with an authorization for the Executive Director to grant a further extension of thirty (30) days in her sole discretion.

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 fourth time until October 7, 2020 to allow the JCRA and the Redeveloper to complete negotiations and enter into a Redevelopment Agreement for the redevelopment of the Property. This expiration date may be extended another thirty (30) days, if necessary, in the sole discretion of the JCRA's Executive Director.
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.

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				✓

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 July 21, 2020.


SECRETARY

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 360 9 STREET LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 6902, LOT 29, C0003, COMMONLY KNOWN AS 367 10TH STREET, IN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2 WITHIN THE ENOS JONES REDEVELOPMENT AREA

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

WHEREAS, in accordance with the criteria set forth in the Act, 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, as subsequently extended, 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 Redeveloper proposes to construct on the Property a six (6) story building of approximately 85,000 square feet; a roof terrace; fifty-eight (58) residential rental units, including 4 affordable units; and an indoor parking and a surface parking lot (collectively, the “**Project**”); and

WHEREAS, the Project will generate substantial community benefits, including a contribution of \$800,000 toward improvements to neighboring Enos Jones Park, and the construction of a public dog run by Redeveloper and/or its affiliates, which has been completed; and

WHEREAS, the Agency now wishes to authorize the execution of a redevelopment agreement (the “**Redevelopment Agreement**”) for the Project to be constructed on the Property, 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 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 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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 21, 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				✓

DATE	BY	REVISIONS	DATE
11/20/01	CHARLES A. ANDERSON	1.00	11/20/01
12/20/01	CHARLES A. ANDERSON	2.00	12/20/01
01/20/02	ED CLAY	3.00	01/20/02
02/20/02	ED CLAY	4.00	02/20/02
03/20/02	ED CLAY	5.00	03/20/02
04/20/02	ED CLAY	6.00	04/20/02
05/20/02	ED CLAY	7.00	05/20/02
06/20/02	ED CLAY	8.00	06/20/02
07/20/02	ED CLAY	9.00	07/20/02
08/20/02	ED CLAY	10.00	08/20/02
09/20/02	ED CLAY	11.00	09/20/02
10/20/02	ED CLAY	12.00	10/20/02

SEE SHEET 59

SEE SHEET 60

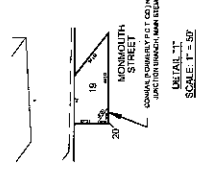
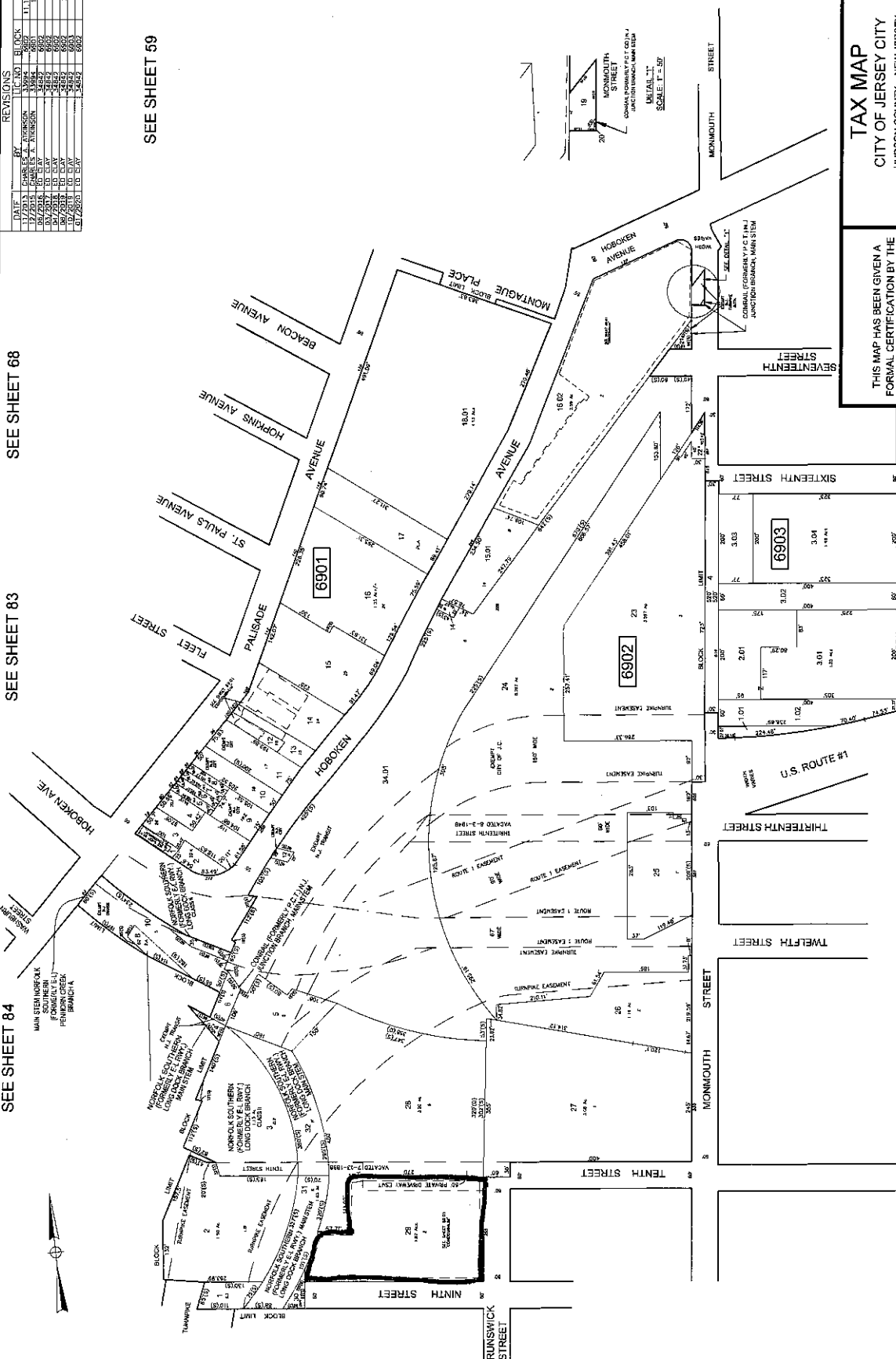
SEE SHEET 68

SEE SHEET 83

SEE SHEET 84

SEE SHEET 85

SEE SHEET 86



TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1"=100'
 AUGUST, 2008

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

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

THIS MAP HAS BEEN DRAWN USING COMPLETE AERIAL
 PHOTOGRAPHY (2007) AND COORDINATE GEOMETRY.
 AIN - CO#2502972506

SEE SHEET 70

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FUNDING AGREEMENT AND CONDITIONAL REINSTATEMENT OF RAFA REALTY, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 9802, LOT 35.01, COMMONLY KNOWN AS 387 EIGHTH STREET, LOCATED WITHIN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2 WITHIN THE ENOS JONES REDEVELOPMENT AREA

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

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

WHEREAS, certain property identified on the City’s tax maps as Block 9802, Lot 35.01, commonly known as 387 Eighth Street (the “**Property**”), is located within the Rehabilitation Area and is governed by the Redevelopment Plan; and

WHEREAS, on August 21, 2018, by Resolution No. 18-08-07, the Agency conditionally designated RAFA Realty, LLC (the “**Redeveloper**”) as redeveloper of the Property to allow time for the parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, thereafter the Agency and the Redeveloper engaged in pre-development activities, including negotiating a redevelopment agreement and other related actions (the “**Pre-Development Activities**”); and

WHEREAS, on February 19, 2019, the Agency adopted Resolution No. 19-02-8 extending the designation of the Redeveloper as redeveloper of the Property until April 20, 2019, with an option for an additional extension in the Agency’s Executive Director’s sole discretion for an additional thirty (30) days, if necessary, which was ultimately exercised; and

WHEREAS, on May 21, 2019, the Agency adopted Resolution No. 19-05-12 extending the designation of the Redeveloper as redeveloper of the Property until August 30, 2019, with an option for an additional extension in the Agency’s Executive Director’s sole discretion for an additional sixty (60) days, if necessary, which was ultimately exercised; and

WHEREAS, the Redeveloper’s designation expired on October 30, 2019; and

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

WHEREAS, the Funding Agreement will be a joint agreement with 400 7th Street, LLC, a developer related to the Redeveloper; and

WHEREAS, the Agency desires to reinstate Redeveloper as the redeveloper of the Property so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the

redevelopment of the Property, ***provided, however,*** that reinstatement of Redeveloper shall be conditional upon Redeveloper's full execution and funding of the Funding Agreement, which shall take place 20 days after the date of adoption of this resolution. Reinstatement shall not be in full force and effect until that time.

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.

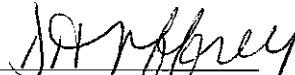
Section 3. The Redeveloper is hereby reinstated as the Redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on October 30, 2020, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion, ***provided, however,*** that reinstatement of Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement, which shall take place 20 days after the date of adoption of this resolution. Reinstatement shall not be in full force and effect until that time.

Section 4. 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 redevelopment agreement, the designation of the Redeveloper shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

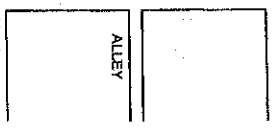
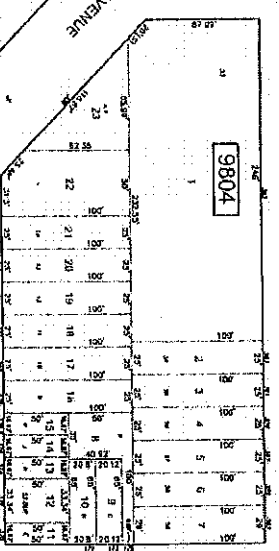
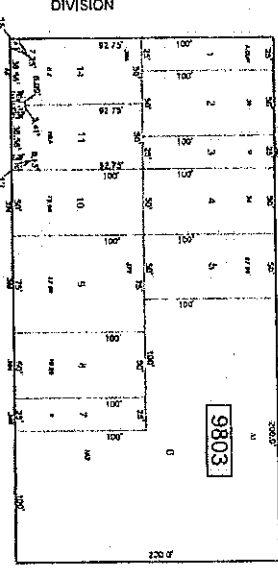
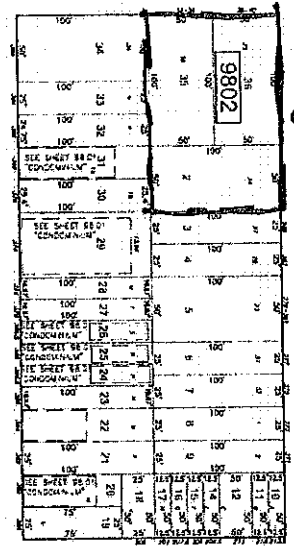
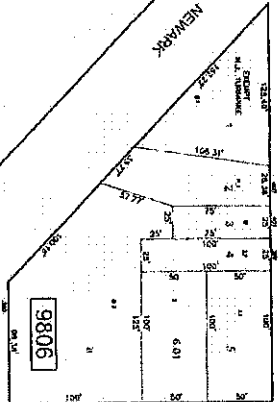
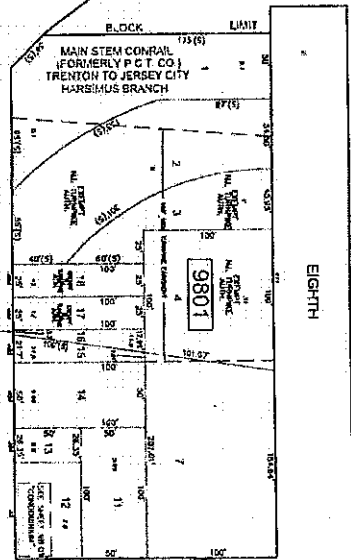
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
Erma D. Greene				✓
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera				✓

DATE	BY	REVISIONS
10/20/10	BRUNSWICK	REVISION 1
10/20/10	BRUNSWICK	REVISION 2
10/20/10	BRUNSWICK	REVISION 3
10/20/10	BRUNSWICK	REVISION 4
10/20/10	BRUNSWICK	REVISION 5
10/20/10	BRUNSWICK	REVISION 6
10/20/10	BRUNSWICK	REVISION 7
10/20/10	BRUNSWICK	REVISION 8
10/20/10	BRUNSWICK	REVISION 9
10/20/10	BRUNSWICK	REVISION 10

SEE SHEET 84

SEE SHEET 85

Site



SEE SHEET 109

SEE SHEET 84

SEE SHEET 109

SEE SHEET 99

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FUNDING AGREEMENT AND CONDITIONAL REINSTATEMENT OF 400 7TH STREET, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 9801, LOTS 14 AND 15, COMMONLY KNOWN AS 400-402 7TH STREET IN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2 WITHIN THE ENOS JONES 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 rehabilitation commonly known as the Brunswick Triangle Rehabilitation Area 2 (the “**Rehabilitation Area**”) and adopted a redevelopment plan for the Rehabilitation Area entitled the “Enos Jones Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, certain properties identified on the City’s tax maps as Block 9801, Lots 14 and 15, also known as 400-402 7th Street (collectively, the “**Property**”) are located within the Rehabilitation Area and are governed by the Redevelopment Plan; and

WHEREAS, on August 21, 2018, the Agency adopted Resolution No. 18-08-06 conditionally designating 400 7th Street, LLC (the “**Redeveloper**”) as redeveloper of the Property to allow time for the parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, thereafter the Agency and the Redeveloper engaged in pre-development activities, including negotiating a redevelopment agreement and other related actions (the “**Pre-Development Activities**”); and

WHEREAS, on February 19, 2019, the Agency adopted Resolution No. 19-02-7 extending the designation of the Redeveloper as redeveloper of the Property until April 20, 2019, with an option for an additional extension in the Agency’s Executive Director’s sole discretion for an additional thirty (30) days, if necessary, which was ultimately exercised; and

WHEREAS, on May 21, 2019, the Agency adopted Resolution No. 19-05-13 extending the designation of the Redeveloper as redeveloper of the Property until August 30, 2019, with an option for an additional extension in the Agency’s Executive Director’s sole discretion for an additional sixty (60) days, if necessary, which was ultimately exercised; and

WHEREAS, the Redeveloper’s designation expired on October 30, 2019; and

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

WHEREAS, the Funding Agreement will be a joint agreement with RAFA Realty, LLC, a developer related to the Redeveloper; and

WHEREAS, the Agency desires to reinstate Redeveloper as the redeveloper of the Property so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property, provided, however, that reinstatement of Redeveloper shall be conditional

upon Redeveloper's full execution and funding of the Funding Agreement, which shall take place 20 days after the date of adoption of this resolution. Reinstatement shall not be in full force and effect until that time.

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. The Redeveloper is hereby reinstated as the Redeveloper of the 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, provided, however, that reinstatement of Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement, which shall take place 20 days after the date of adoption of this resolution. Reinstatement shall not be in full force and effect until that time.

Section 4. 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 redevelopment agreement, the designation of the Redeveloper shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

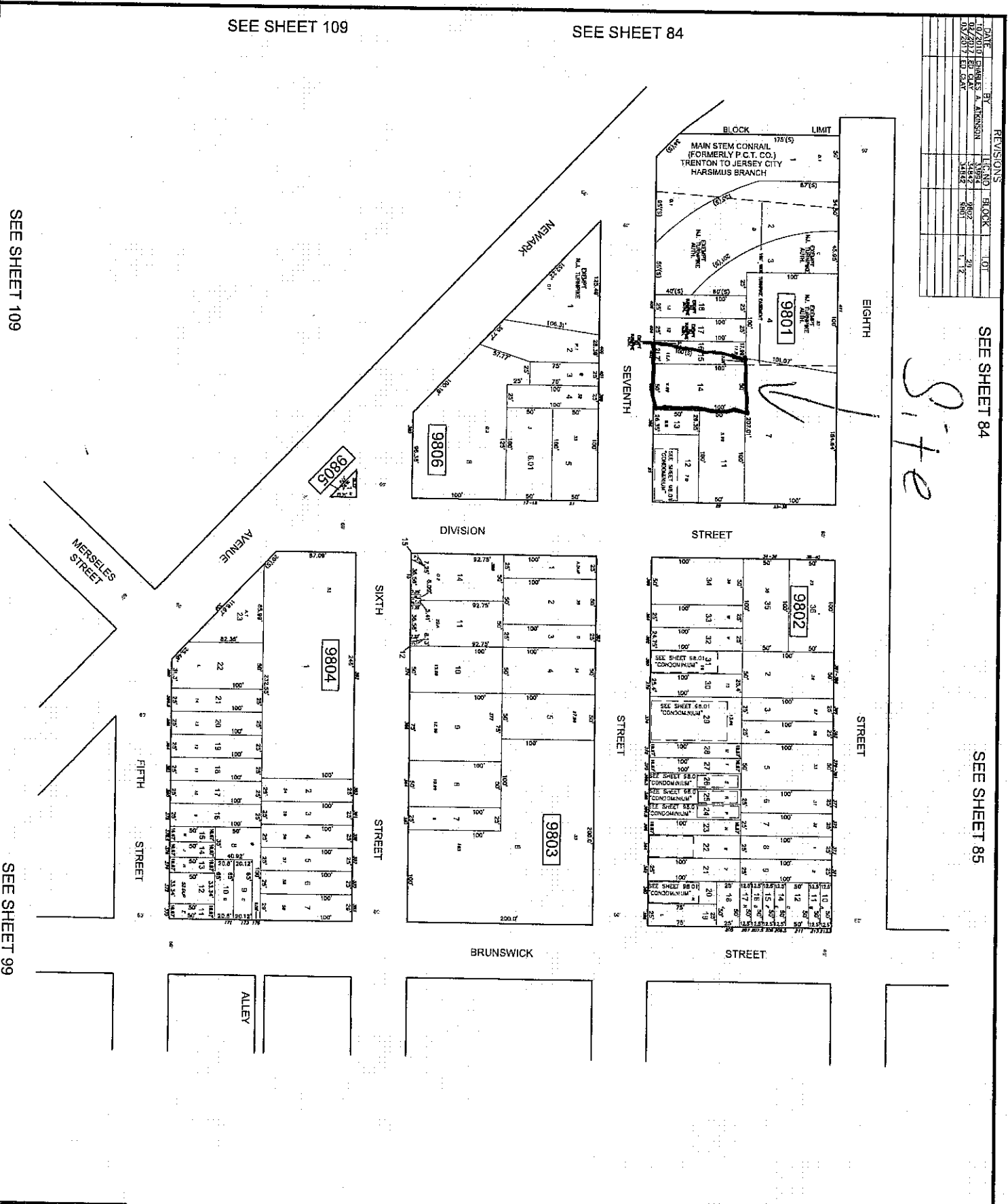
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
Erma D. Greene				✓
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera				✓

REVISIONS	
DATE	BY
07/20/10	SHARLES A. ANNUNZIO
07/20/10	SHARLES A. ANNUNZIO
07/20/10	SHARLES A. ANNUNZIO
07/20/10	SHARLES A. ANNUNZIO
07/20/10	SHARLES A. ANNUNZIO

SEE SHEET 84

SEE SHEET 85

Site



SEE SHEET 109

SEE SHEET 84

SEE SHEET 109

SEE SHEET 99

APP - CCM/PA/CM/ST/3/10/0

RICHA

RESOLUTION AUTHORIZING A LICENSE AND RIGHT OF ENTRY AGREEMENT WITH THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY WITH RESPECT TO CERTAIN PROPERTY KNOWN AS BLOCK 21501, LOTS 18 AND 19 COMMONLY KNOWN AS 880-884 GARFIELD AVENUE AND BLOCK 21510, LOT 2 COMMONLY KNOWN AS 824 GARFIELD AVENUE WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

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

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

WHEREAS, the Agency is the owner of certain real property along Carteret Avenue in Jersey City, New Jersey, more specifically identified as Block 21501, Lots 18 and 19 (Site 114) on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 880-884 Garfield Avenue, and Block 21510, Lot 2 (Site 132) on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 824 Garfield Avenue (the “**Property**”); and

WHEREAS, Jersey City Municipal Utilities Authority (“**JCMUA**”) operates, maintains, and controls a 96-inch steel combined sewer and related infrastructure within the Carteret Avenue right-of-way adjacent to the Property (“**Carteret Avenue Sewer**”), which extends from the Garfield Avenue intersection to beyond the intersection of Carteret Avenue and Pacific Avenue; and

WHEREAS, JCMUA is preparing to rehabilitate and upgrade the Carteret Avenue Sewer (the “**Sewer Rehabilitation Project**”); and

WHEREAS, the Sewer Rehabilitation Project will necessitate JCMUA’s temporary use and occupancy of the Property for the duration of the Sewer Rehabilitation Project, more specifically to serve as the sewer contractor’s staging area (Site 132), to install and operate a sewer bypass pump (Site 114) and to install and operate sewer bypass discharge piping (Sites 132 and 114) as depicted on Exhibit A and described in Exhibit B; and

WHEREAS, the Agency is willing to allow JCMUA together with its agents, representatives, designees, consultants, and/or contractors, to enter upon and temporarily use and occupy the Sewer Rehabilitation Property during the pendency of the Project in accordance with the terms and conditions set forth in Grant of License and Right of Entry Agreement for a term of up to one (1) year (“**Access Agreement**”) in the form on file with the Agency; and

WHEREAS, the Agency wishes to enter into the Access Agreement with the JCMUA pursuant to the terms and conditions set forth in the Access Agreement,

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 Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized and directed to execute the Access Agreement with JCMUA as described herein, together with such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency in consultation with counsel.

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

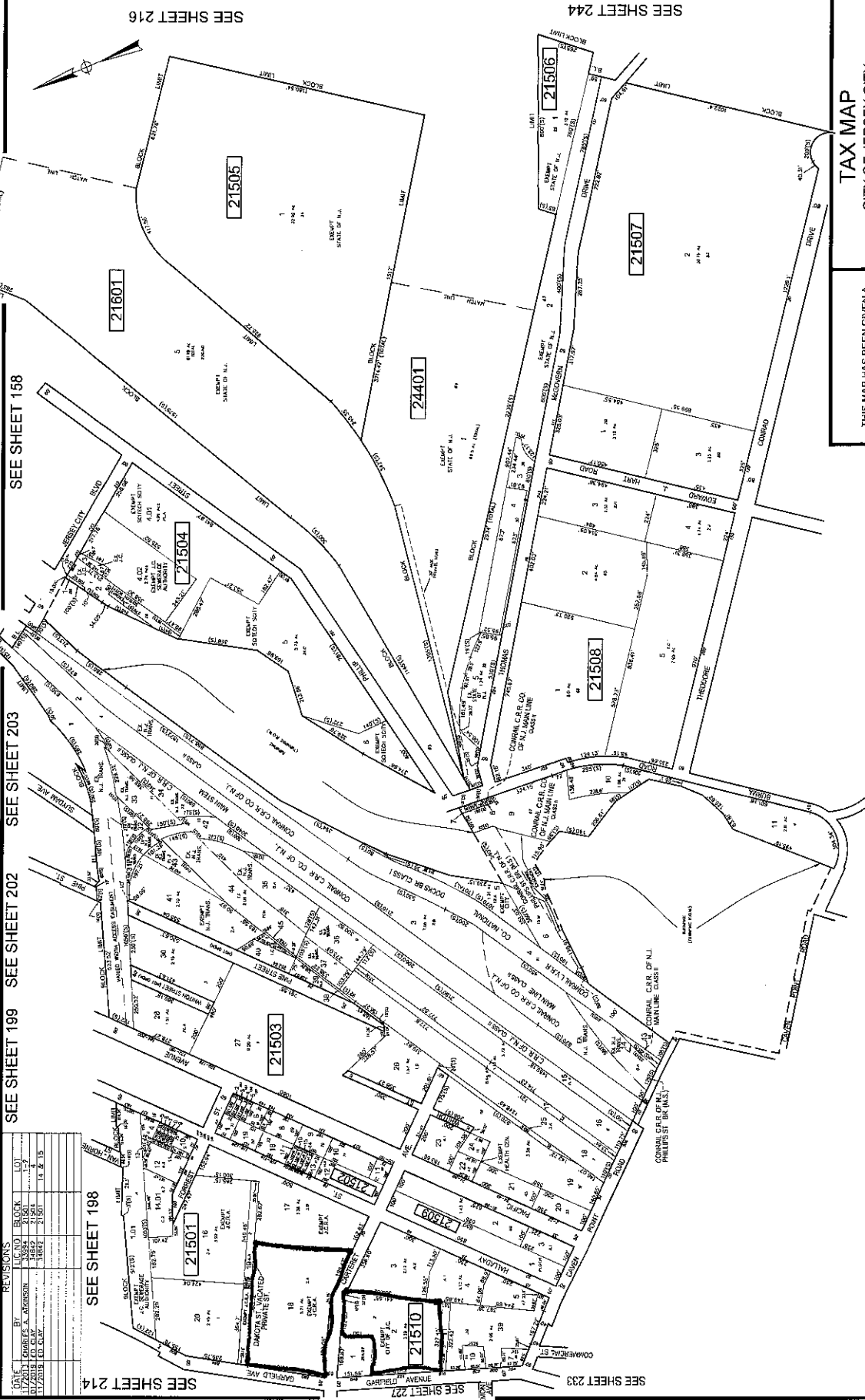
Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on July 21, 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				



REVISIONS

DATE	BY	REASON
11/20/11	CHARLES A. MORRISON	1.2
11/20/11	ED. COV.	1.3 & 1.5

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 200' AUGUST 1, 2008
 RICHARD A. MORALIS, P.E., P.L.S.
 T & M ASSOCIATES
 11 TRIDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY 2008, SIGNED
 BY SANTO C. DICICATO, CTA AND
 ASSIGNED SERIAL NUMBER 989

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY
 APP. - COME24037912000

SEE SHEET 243

SEE SHEET 233

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE ISSUANCE OF REDEVELOPMENT AREA BONDS
IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED
\$2,900,000, APPROVING FORM OF TRUST INDENTURE, SPECIAL
ASSESSMENT AGREEMENT AND SUBSIDY AGREEMENT, AND
DETERMINING CERTAIN OTHER MATTERS IN CONNECTION
THEREWITH, IN CONNECTION WITH THE REDEVELOPMENT OF
JERSEY AVENUE PARK REDEVELOPMENT AREA**

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**") authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, the Redevelopment Law confers certain contract, planning and financial powers upon a redevelopment entity, as defined at Section 3 of the Redevelopment Law, in order to implement redevelopment plans adopted pursuant thereto; and

WHEREAS, the City of Jersey City (the "**City**") established the Jersey City Redevelopment Agency (the "**Agency**") as an instrumentality of the City with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City, as permitted by Section 4 of the Redevelopment Law; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City designated an area in need of redevelopment, entitled the "Jersey Avenue Park Redevelopment Area" (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Jersey Avenue Park Redevelopment Plan" (the "**Redevelopment Plan**"), as may be further amended and supplemented from time to time; and

WHEREAS, on July 18, 2018 the Jersey City Planning Board granted Emerson Leasing Co. I, LLC ("**Emerson**") Preliminary and Final Major site plan approval to construct a multi-phased project (the "**Emerson Project**") including a new park along Coles Street (the "**Coles Street Park**"); and

WHEREAS, Phase I of the Emerson Project is to be located on the Emerson Phase I Property (as defined below); and

WHEREAS, Emerson is the ground tenant of Block 6903, Lots 1.01, 1.02, 3.01, 3.02 and 4 (the "**Emerson Phase I Property**"), Emerson Leasing Co. II, LLC is the ground tenant of Block 6903, Lot 2.01 (the "**Emerson Phase II Property**"), Emerson Leasing Co. III, LLC is the ground tenant of Block 6903, Lot 3.04 (the "**Emerson Phase III Property**") and Emerson Leasing Co. IV, LLC is the ground tenant of Block 6903, Lot 3.03 (the "**Emerson Phase IV Property**") (the Emerson Phase I Property, Emerson Phase II Property, the Emerson Phase III Property and the Emerson Phase IV Property are collectively referred to as the "**Emerson Properties**"); and

WHEREAS, as a condition of the approvals for the Emerson Project, Emerson is to construct and deliver to the City the park known as Coles Street Park located on Block 6004, Lot

1.06 [formerly Block 6004, Lot 1.03 and Block 6005, Lot 13.04] (the “**Coles Street Park Property**”) as shown on that certain Plat dated February 13, 2020 prepared by Dresdner Robin and titled Amended Final Subdivision Plat (the “**Subdivision**”); and

WHEREAS, Coles Jersey Development Co., LLC and Coles Jersey Development Co. II, LLC (together, “**Coles Development**”) is the owner of the Coles Street Park Property as well as Block 6004, Lot 1.04 and 1.05 [formerly Block 6005, Lots 13.01 and 13.03 and Block 6004, Lots 1.01 and 1.02] and Block 6003, Lots 1, 2.02 and 2.03 [formerly Block 6003, Lot 1 and 2.01] as reflected on the Subdivision (cumulatively, the “**Coles Property**”) and together with the Emerson Properties but excluding the Coles Street Park Property, the “**Land**”; and

WHEREAS, in order to facilitate the development of Coles Street Park by Emerson, Coles Development entered into that certain escrow agreement with the Agency (the “**Coles Street Park Escrow Agreement**”), which will allow the duly executed conveyance documents for the Coles Street Park Property to be held in escrow by the Agency while Emerson undertakes the construction of the Coles Street Park thereon in accordance with the terms and conditions more fully set forth in the Coles Street Park Escrow Agreement; and

WHEREAS, Emerson’s obligation to commence construction on the Coles Street Park Property became effective upon execution of the Coles Street Park Escrow Agreement; and

WHEREAS, in order to construct the Coles Street Park and otherwise improve the infrastructure in the surrounding area, urgent upgrades and improvements are required to be made to: (a) Coles Street, between 16th and 18th Street and (b) 17th Street, between Coles Street and Jersey Avenue to address chronic flooding and other issues, including without limitation, construction of water and sewer infrastructure, roadway improvements, sidewalks, drainage facilities, etc. (the “**Park Street Improvements**”), which Park Street Improvements will specifically benefit the Land; and

WHEREAS, the Park Street Improvements, administrative costs to the Agency, certain other related costs described in the Coles Street Park Escrow Agreement, and a contingency amount for any cost overruns (the “**Infrastructure Improvements**”) are estimated not to exceed \$2,900,000 (the “**Infrastructure Improvements Costs**”); and

WHEREAS, pursuant to that certain Redevelopment Agreement, dated October 28, 2019, Emerson agreed to be responsible for any Infrastructure Improvements Costs in excess of \$2,900,000; and

WHEREAS, the Infrastructure Improvements Costs, up to the amount of \$2,900,000, are intended to be costs that may be secured by a special assessment (the “**Special Assessment**”) against the Land pursuant to the Redevelopment Law, the Redevelopment Area Bond Financing Law (N.J.S.A. 40A:12A-67 *et seq.*, the “**RAB Law**”) and the Local and Other Improvements Law (N.J.S.A. 40:56-1 *et seq.*, the “**Local Improvements Law**”) as more particularly provided herein; and

WHEREAS, to fund the Infrastructure Improvements Costs, the Agency will issue bonds or notes (collectively, the “**Bonds**”) pursuant to the Redevelopment Law and the RAB Law in the principal amount not to exceed \$2,900,000; and

WHEREAS, on May 6, 2020, the City adopted Ordinance No. 20-032, entitled “**AN ORDINANCE PROVIDING FOR THE SPECIAL ASSESSMENT OF THE COST OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS WITHIN AND NEARBY COLES STREET PARK IN THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY, AND AUTHORIZING THE EXECUTION OF CERTAIN AGREEMENTS IN CONNECTION THEREWITH**” (the “**Ordinance**”), authorizing the imposition of the Special Assessment on the Land; and

WHEREAS, in order to secure payment of the debt service on the Bonds, pursuant to the Ordinance, the City will enter into: (i) a special assessment agreement with Emerson (the “**Emerson Special Assessment Agreement**”) pursuant to which the City shall impose a portion of the Special Assessment on the Emerson Properties (the “**Emerson Properties Special Assessment**”) and (ii) a special assessment agreement with Coles Development (the “**Coles Special Assessment Agreement**” and, together with the Emerson Special Assessment Agreement, the “**Special Assessment Agreements**”) pursuant to which the City shall impose a portion of the Special Assessment on the Coles Properties (the “**Coles Properties Special Assessment**”); and

WHEREAS, under the Special Assessment Agreements, Emerson and Coles Development, as applicable, will make payments to the Agency in amounts sufficient to enable the Agency to pay the principal and redemption premium, if any, and interest on the Bonds (the “**Special Assessment Payments**”); and

WHEREAS, the City and the Agency have determine that it will be economical and otherwise advantageous to them and to the residents of the City for the City and the Agency to enter into an agreement providing for and relating to, among other things, an obligation of the City to pay the Agency such sums of money as are necessary to secure the Bonds (the “**Subsidy Agreement**”), provided that said amounts subsequently shall be repaid to the City upon the terms described in said agreement; and

WHEREAS, in the Ordinance, the City authorized the execution of the Special Assessment Agreements and the Subsidy Agreement; and

WHEREAS, the Agency now desires to authorize the execution of the Special Assessment Agreements and the Subsidy Agreement; and

WHEREAS, the Bonds are authorized to be issued pursuant to a Trust Indenture to be executed in connection with the Bonds (as same may be supplemented or amended, the “**Trust Indenture**”) by and between the Agency and a trustee to be appointed by the Agency (the “**Trustee**”), which pledge and assignment are hereby declared to further secure the payment of the principal of, redemption premium, if any, and interest on the Bonds,

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

Section 1. Determination to Issue. To accomplish the purposes and objectives of the Redevelopment Law and the RAB Law, the Agency hereby determines to finance a portion of the costs of the Infrastructure Improvements. In order to finance the Infrastructure Improvements as set forth herein, Bonds are hereby authorized to be issued in the aggregate principal amount not to exceed \$2,900,000. The Bonds shall be issued in one or more series, shall be dated, shall bear interest at such rates of interest and shall be payable as to principal, interest and premium, if any, all as is specified therein. The Bonds shall be issued in the form, shall mature, shall be subject to redemption prior to maturity and shall have such other details and provisions as are set forth in the Trust Indenture.

Section 2. Bonds to Constitute Special, Limited Obligations. The Bonds shall be special, limited obligations of the Agency, payable solely out of the the Special Assessment in accordance with the Special Assessment Agreements or, if necessary, the Subsidy Agreement, as applicable, and all such moneys are hereby pledged to the payment of the Bonds. The payment of the principal of, premium, if any, and interest on the Bonds shall be secured by a pledge and assignment of the Special Assessment Payments and certain rights of the Agency as provided in the Special Assessment Agreements and Subsidy Agreement, as applicable. Neither the members of the Agency nor any person executing the Bonds issued pursuant to this Resolution, the Redevelopment Law and the RAB Law shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be in any way a debt or liability of the Agency other than to the limited extent set forth in the Trust Indenture.

Section 3. Authorization of Bonds. (a) The Bonds shall mature no later than 30 years from the date of issuance and shall be issued in an aggregate principal amount not exceeding \$2,900,000. The Bonds shall bear interest at a rate or rates of interest which shall not exceed the maximum interest rates approved by the Local Finance Board in the Division of Local Government Services in the Department of Community Affairs (the "**Local Finance Board**").

(b) The Chairperson, Vice Chairperson, Executive Director, Secretary and Chief Financial Officer (each an "**Authorized Officer**") are each hereby authorized to execute and deliver on behalf of the Agency a contract of purchase for the purchase of each series of Bonds (the "**Contract of Purchase**") with an underwriter or underwriters (the "**Underwriter**" or "**Underwriters**") or a purchaser (the "**Purchaser**") to be determined by a certificate of award executed by an Authorized Officer (the "**Award Certificate**") as determined by an Authorized Officer in consultation with counsel, approval thereof to be evidenced by such Authorized Officer's execution thereof, for the purchase of all, but not less than all, of each series of Bonds. The Bonds may be sold pursuant to a competitive sale, negotiated sale, limited placement agency, or direct private purchase, all as determined by an Authorized Officer. A copy of the Contract of Purchase shall be filed upon execution with the records of the Agency.

Section 4. Execution and Authentication. The Bonds shall be executed and authenticated in accordance with the Trust Indenture and shall be issued in registered form qualifying for book entry registration.

Section 5. Delivery of Bonds. Following execution of the Bonds, each Authorized Officer is each hereby authorized to deliver the Bonds to the Trustee for authentication and, after authentication, to deliver the Bonds to the Underwriter(s) or Purchaser against receipt of the purchase price or unpaid balance thereof.

Section 6. Approval of Offering Document. The distribution by the Underwriter(s) of a Limited Offering Memorandum or Official Statement in preliminary form (the "**Preliminary Offering Document**") relating to the Bonds (a draft of which shall be filed with records of the Agency) in connection with the marketing of the Bonds, and the distribution of a final Limited Offering Memorandum or Official Statement relating to the Bonds to the purchasers of the Bonds (the "**Offering Document**") is hereby authorized. Each Authorized Officer is each hereby authorized to (i) determine to sell the Bonds in a private placement transaction without a Preliminary Offering Document or final Offering Document, or (ii) approve the contents of the Preliminary Offering Document with such changes therein and modifications thereto as counsel may advise and such officer of the Agency may approve. Each Authorized Officer is hereby authorized to approve the contents of the Offering Document and to execute the Offering Document on behalf of the Agency, which Offering Document shall be in substantially the form of the Preliminary Offering Document with such changes therein (including the insertion of the redemption provisions and the initial interest rates for the Bonds) and supplements thereto as counsel may advise and the officer of the Agency executing the same may approve, such approval to be evidenced by such officer's execution thereof. Each Authorized Officer is hereby authorized to "deem final" the Preliminary Offering Document and to execute and deliver a certificate to the Underwriters to such effect.

Section 7. Approval of Trust Indenture. The form of the Trust Indenture presented to the Agency (a copy of which is on file with the records of the Agency), and all instruments to be attached thereto or executed in conjunction therewith, including the form of supplemental indenture, are each hereby approved. Each Authorized Officer is hereby authorized, in consultation with counsel, to select the Trustee, who will be identified in the Award Certificate. Each Authorized Officer is hereby authorized to execute, acknowledge and deliver, and the Agency Secretary is hereby authorized to affix and attest the seal of the Agency to, the Trust Indenture, in substantially such form, with such changes therein as counsel may advise and the officers executing the same may approve, such approval to be evidenced by their execution thereof.

Section 8. Approval of Special Assessment Agreement. The form of the Special Assessment Agreement presented to the Agency (a copy of which is on file with the records of the Agency), and all instruments to be attached thereto or executed in conjunction therewith, are each hereby approved. Each Authorized Officer is hereby authorized to execute, acknowledge and deliver, and the Agency Secretary is hereby authorized to affix and attest the seal of the Agency to, the Special Assessment Agreement, in substantially such form, with such changes

therein as counsel may advise and the officers executing the same may approve, such approval to be evidenced by their execution thereof.

Section 9. Approval of Subsidy Agreement. The form of the Subsidy Agreement presented to the Agency (a copy of which is on file with the records of the Agency), and all instruments to be attached thereto or executed in conjunction therewith, are each hereby approved. Each Authorized Officer is hereby authorized to execute, acknowledge and deliver, and the Agency Secretary is hereby authorized to affix and attest the seal of the Agency to, the Subsidy Agreement, in substantially such form, with such changes therein as counsel may advise and the officers executing the same may approve, such approval to be evidenced by their execution thereof.

Section 10. Incidental Action. Each Authorized Officer is hereby authorized to execute and deliver such other papers, instruments, certificates, opinions, affidavits and documents, including, without limitation, the Pledge and Assignment Agreement, and to take such other action as may be necessary or appropriate in order to carry out the purpose of this Resolution, including effectuating the execution and delivery of the Trust Indenture and any closing certificates required in connection with the issuance of the Bonds, and the issuance and sale of the Bonds, all in accordance with the foregoing sections hereof.

Section 11. Capitalized Terms. Capitalized terms used in this Resolution and not otherwise defined have the meaning given to such terms in the Trust Indenture.

Section 12. Construction. In case any one of more of the provisions of this Resolution, the Trust Indenture, the Contract of Purchase, the Offering Document or the Bonds issued hereunder shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, the Trust Indenture, the Contract of Purchase, the Offering Document and the Bonds shall be construed and enforced as if such illegal or invalid provision had not been contained therein.

Section 13. Effective Date. This Resolution shall take effect immediately upon adoption.

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 July 21, 2020.



Diana H. Jeffrey, Secretary

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

SEE SHEET 86

SEE SHEET 85

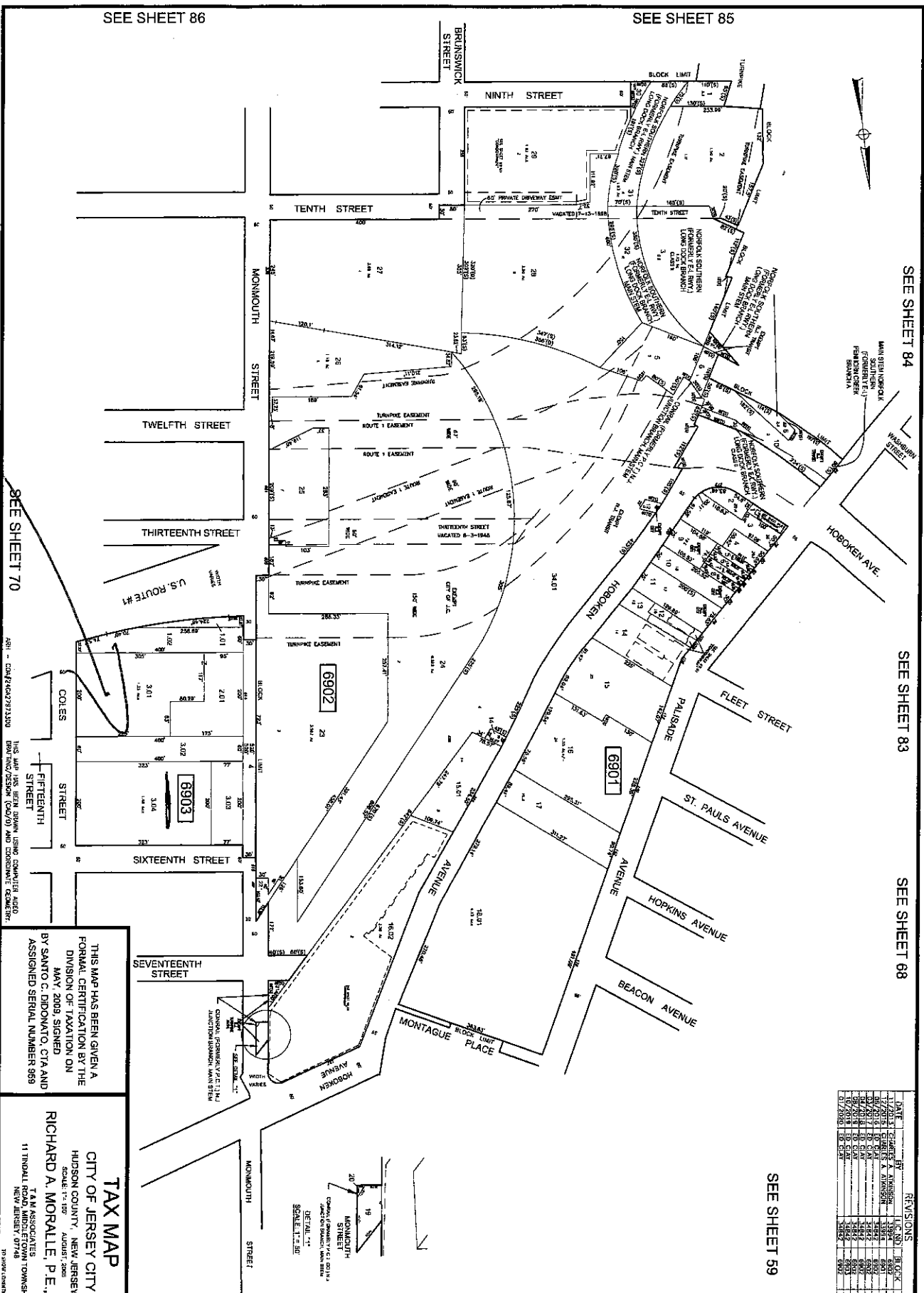
SEE SHEET 84

SEE SHEET 83

SEE SHEET 68

SEE SHEET 59

SEE SHEET 60

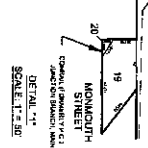


SEE SHEET 70

APN - CD270042913100
THIS MAP HAS BEEN DRAWN USING COMPASSIBLE ADDED
BRUNSWICK/SEASIDE (CD/AD) AND CONSERVATIVE BOUNDARY

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 2008 SIGNED
BY SANTO C. DI DONATO, CTA AND
ASSIGNED SERIAL NUMBER 659

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 100' ADJUST: 2008
RICHARD A. MORALLE, P.E., P.L.S.
T.A.M. ASSOCIATES
11 TINDALL ROAD, ANDOLETOWN TOWNSHIP
NEW JERSEY, 07748
TO SHOW CONTINUALS SEE SHEET 60



REVISIONS		DATE	BY	REASON
1	11/20/11	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
2	12/20/11	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
3	01/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
4	02/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
5	03/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
6	04/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
7	05/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
8	06/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
9	07/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
10	08/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
11	09/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
12	10/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0
13	11/07/12	CELESTE A. MORRISON	REVISION	1.1.1.0.0.0.0

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 626-630 NEWARK AVENUE LLC FOR THE REDEVELOPMENT OF BLOCK 8101, LOTS 28 AND 29 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, certain properties identified on the City’s tax maps as Block 8101, Lots 29 and 29, commonly known as 626-628 Newark Avenue and 630-632 Newark Avenue, respectively (collectively, the “**Property**”) are located within the Redevelopment Area and are governed by 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 reconstruction and extension of Central Avenue located within the Redevelopment Area (the “**Central Avenue Connector**”); and

WHEREAS, pursuant to Resolution No. 19-05-19 adopted on May 21, 2019, the Agency and 626-630 Newark Avenue LLC (the “**Redeveloper**”) entered into that certain Redevelopment Agreement dated June 1, 2019 (the “**Redevelopment Agreement**”) for the redevelopment of the Property with a project consisting of a twenty-seven (27) story mixed-use building with approximately 538 residential units, 7,223 square feet of retail space, and 28,186 square feet of office space, together with associated parking and certain related on-site and off-site improvements, including the financing and implementation of the Central Avenue Connector, all as further described in the Redevelopment Agreement and in accordance with the Redevelopment Plan; and

WHEREAS, as set forth in the Redevelopment Agreement, Redeveloper has agreed to make a contribution of \$250,000 to encourage, promote and support artistic and educational endeavors within the Redevelopment Area (the “**Journal Square Arts Contribution**”), which is payable in four (4) installments; and

WHEREAS, pursuant to the Redevelopment Agreement, the Journal Square Arts Contribution installments are due upon execution of the Redevelopment Agreement and every six (6) months thereafter; and

WHEREAS, Redeveloper remitted the first installment of the Journal Square Arts Contribution, in the amount of \$70,000, upon execution of the Redevelopment Agreement and remitted the second installment, in the amount of \$60,000, on July 14, 2020; and

WHEREAS, due to unprecedented disruption caused by the ongoing COVID-19 state of emergency, Redeveloper and the Agency desire to extend the payment schedule for the two (2) remaining installments of the Journal Square Arts Contribution, each in the amount of \$60,000, such that the third (3rd) installment shall be due on January 1, 2021 and the final installment shall be due on July 1, 2021; and

WHEREAS, the Agency desires to memorialize such revisions in a First Amendment to the Redevelopment Agreement; and

WHEREAS, except as expressly authorized herein, all other terms and conditions of the Redevelopment Agreement shall remain unchanged and in full force and effect,

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 amendment of the Redevelopment Agreement to extend the Journal Square Arts Contribution payment schedule.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the First Amendment to Redevelopment Amendment, 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 4. The Chairman, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

Section 5. This Resolution shall take effect immediately.

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



 DIANA H. JEFFREY, SECRETARY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ACCESS AGREEMENT WITH HUDSON COUNTY COMMUNITY COLLEGE AND IRONSTATE DEVELOPMENT, LLC WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15 AND 16, COMMONLY KNOWN AS 168 SIP AVENUE, IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “**City**”), in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) has enacted a redevelopment plan entitled the “Journal Square 2060 Redevelopment Plan” in order to effectuate the redevelopment of the property identified therein (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Hudson County Community College (“**HCCC**”) is the owner of certain property within the Journal Square 2060 Redevelopment Area identified in the Redevelopment Plan as a Block 10602, Lots 10, 11, 12, 13, 14, 15 and 16 on the official tax maps of the City, commonly known as 168 Sip Avenue (the “**Property**”); and

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

WHEREAS, on April 21, 2020, the Agency adopted Resolution No. 20-04-9 conditionally designating Ironstate Development, LLC (the “**Redeveloper**”) as the redeveloper for the Property and authorizing the Agency to negotiate a redevelopment agreement with the Redeveloper; and

WHEREAS, the Redeveloper requires access to the Property to perform certain pre-development environmental and other due diligence (“**Due Diligence**”); and

WHEREAS, the Agency, HCCC and the Redeveloper propose to enter into an Access Agreement, in the form on file with the Agency, authorizing the Redeveloper and its agents, representatives, designees, consultants, contractors, and/or subcontractors access the Property for the purpose of performing Due Diligence (the “**Access Agreement**”); and

WHEREAS, the Agency wishes to enter into the Access Agreement with HCCC and the Redeveloper pursuant to the terms and conditions set forth in the Access Agreement,

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 Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized and directed to execute the Access Agreement as described herein,

together with such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency, in consultation with counsel.

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

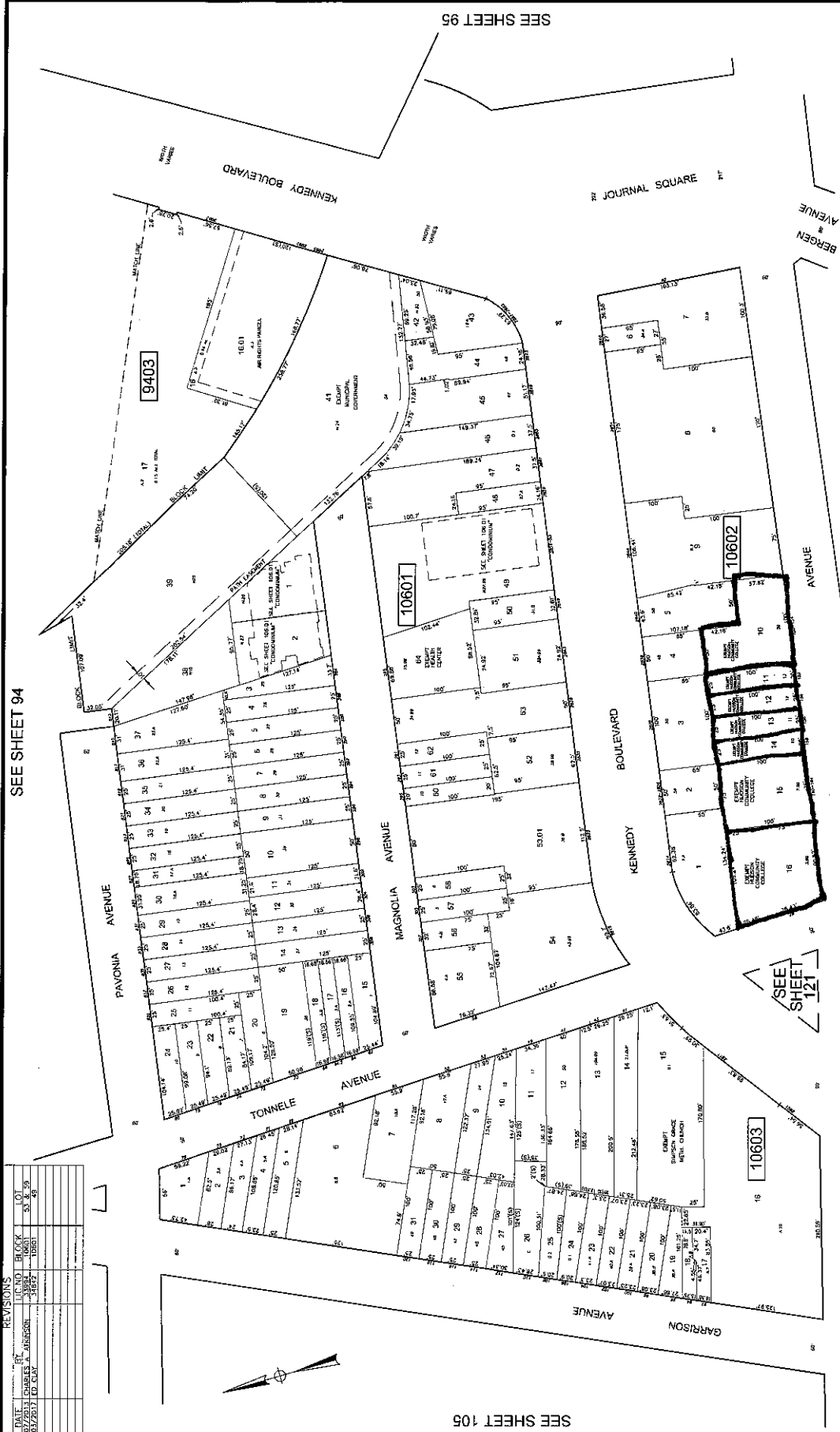
Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on July 21, 2020.



 Diana H. Jeffrey, Secretary

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



DATE	BY	REVISIONS	LOT
03/27/13	ED. G. J.	10601	30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SEE SHEET 105

SEE SHEET 95

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SOLE FIDUCIARY
 RICHARD A. MORALLE, P.E., P.L.S.
 T.R.M. ASSOCIATES
 11 TINDALL ROAD, MIDDLE TOWN TOWNSHIP
 NEW JERSEY 07746

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2008, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 859

SEE SHEET 121

THIS MAP WAS PREPARED BY THE DIVISION OF TAXATION, DESIGN/DESIGN (CAD/0) AND COORDINATE SOCIETY.

ARJ - CO#2460373300

10

Withdrawn

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE DELIVERY OF A DEED TO THE CITY OF JERSEY CITY
WITH RESPECT TO THE AGENCY'S INTEREST IN A
CONDOMINIUM UNIT WITHIN THE PROJECT LOCATED AT
100 MONITOR STREET 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, pursuant to the Redevelopment Law, the Jersey City Redevelopment Agency (the “**Agency**”) and 100 Monitor LLC and Maple Street ROW LLC (together, the “**Redeveloper**”) are parties to that certain Redevelopment Agreement dated January 20, 2016 (as subsequently amended, the “**Redevelopment Agreement**”) with respect to property within the Redevelopment Area identified as Block 15802, Lots 1.01 and 2.01 on the official tax maps of the City, commonly known as 100 Monitor Street (the “**Project Area**”); and

WHEREAS, as part of its undertaking pursuant to the Redevelopment Agreement, Redeveloper is obligated to provide a ground floor commercial condominium unit within the Project Area consisting of no less than 8,000 square feet and the right to utilize twelve (12) parking spaces (the “**Condo Unit**”) to the Agency; and

WHEREAS, the Agency intends to transfer its interest in the Condo Unit to the City,

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

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

Section 2. The Executive Director of the Agency is hereby authorized to direct the delivery of a deed to the City with respect to the Agency's interest in the Condo Unit.

Section 3. The Executive Director of the Agency is hereby authorized to negotiate and execute an amendment to the Redevelopment Agreement in order to effectuate the ultimate use of the Condo Unit by the City or its designee.

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

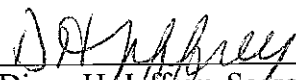
Section 5. (a) The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the deed to the Commercial Unit, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same. Said authorization includes accepting any and all associated documents from the Redeveloper, and the execution and delivery of any documents by the Agency, required to effectuate said sale and transfer.

(b) The Chairman, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Redevelopment Agreement, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency. Said authorization includes accepting any and all associated documents from the Redeveloper, including acceptance of a deed to the Commercial Unit.

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

Section 6. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CHANGE ORDER #1 WITH ML, INC. FOR PAVEMENT
IMPROVEMENT SERVICES AT BLOCK 18901, LOT 1.01,
COMMONLY KNOWN AS BERRY LANE PARK (PAVILION),
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 pavilion on the Property; and

WHEREAS, pursuant to Resolution No. 19-02-17 adopted on February 19, 2019, the Agency previously awarded and entered into Contract No. 18-05-BD5 (the “**Contract**”) with ML, Inc. (the “**Company**”) for an amount not to exceed \$2,894,000.00 (the “**Initial Contract Amount**”) for construction of the pavilion at the Property; and

WHEREAS, in order to complete a walkway connected to the pavilion on the Property, the Agency wishes to authorize Change Order #1 in the amount of \$11,029.20, thereby increasing the total Contract amount to \$2,905,029.20; and

WHEREAS, Change Order #1 will include supply and installation of reinforced concrete pavement between the pavilion and nearby lawn space; and

WHEREAS, the sum of all change orders does not exceed twenty percent (20%) of the Initial Contract Amount,

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

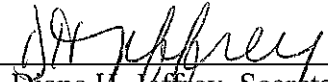
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Change Order #1 is hereby approved, for a total Contract amount of \$2,905,029.20.

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

Section 4. This resolution shall take effect immediately.

Certified to be 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 July 21, 2020.


 Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CHANGE ORDER #2 WITH ML, INC. FOR LIGHT POST
RELOCATION SERVICES AT BLOCK 18901, LOT 1.01,
COMMONLY KNOWN AS BERRY LANE PARK (PAVILION),
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 pavilion on the Property; and

WHEREAS, pursuant to Resolution No. 19-02-17 adopted on February 19, 2019, the Agency previously awarded and entered into Contract No. 18-05-BD5 (the “**Contract**”) with ML, Inc. (the “**Company**”) for an amount not to exceed \$2,894,000.00 (the “**Initial Contract Amount**”) for construction of the pavilion at the Property; and

WHEREAS, by resolution adopted as of even date herewith, the Board of Commissioners authorized Change Order #1 for pavement improvement services in the amount of \$11,029.20, thereby increasing the total Contract amount to \$2,905,029.20; and

WHEREAS, in order to relocate a light pole within the pavilion on the Property, the Agency wishes to authorize Change Order #2 in the amount of \$3,411.54, thereby increasing the total Contract amount to \$2,908,440.74; and

WHEREAS, Change Order #2 will include electrical work, including without limitation installation of additional PVC and cabling for new light pole location, and sitework, including without limitation excavation and backfill for additional PVC and cabling for new light pole location; and

WHEREAS, the sum of all change orders does not exceed twenty percent (20%) of the Initial Contract Amount,

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

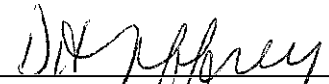
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Change Order #2 is hereby approved, for a total Contract amount of \$2,908,440.74.

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

Section 4. This resolution shall take effect immediately.

Certified to be 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 July 21, 2020.


 Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO REAUTHORIZED CONTRACT NO. 19-05-DN2 WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BLOCK 18901, LOT 1.01, COMMONLY KNOWN AS BERRY LANE PARK (PAVILION), 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**” or the “**Park**”), and is currently constructing a pavilion 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 previously entered into that certain Contract No. 19-05-DN2 with CME Associates (“**CME**”) to provide professional engineering consulting services in connection with the design and construction of a pavilion on the Property; and

WHEREAS, in accordance with the LPCL, on May 19, 2020 the Board of Commissioners of the Agency approved Resolution No. 20-05-14 reauthorizing and amending Contract No. 19-05-DN2 by and between CME and the Agency (the “**2020 Contract**”) to provide ongoing construction administration services required to complete design and construction of the pavilion on the Property for an amount not to exceed \$27,138.00, as described in CME’s proposal dated May 14, 2020 (the “**Proposal**”); and

WHEREAS, the scope of work authorized in the 2020 Contract includes only a portion of the scope of work described in the Proposal; and

WHEREAS, after further review of the Proposal, the Agency has determined that the remaining air monitoring, landscape architect oversight and video time lapse services described therein are necessary for the completion of the Pavilion (the “**Pavilion Engineering Services**”); and

WHEREAS, the Agency has further determined that certain other general engineering services described in the Proposal (the “**General Engineering Services**”),

were required in order to open the Park to the public for special events and/or to engage with the community on matters relating to the Park; and

WHEREAS, the Agency desires to enter into a First Amendment to the 2020 Contract (the "**First Amendment**") to amend the scope of work under the 2020 Contract to include both the Pavilion Engineering Services and the General Engineering Services, in addition to the professional construction administration services previously authorized; and

WHEREAS, CME has performed, and the Agency has paid in part for the Pavilion Engineering Services and the General Engineering Services; and

WHEREAS, pursuant to the Proposal, the Agency desires to increase the 2020 Contract amount by One Hundred Thirty-Seven Thousand and Four Dollars and Thirty-One Cents (\$137,004.31), which includes costs for both the Pavilion Engineering Services and the General Engineering Services, for a new total 2020 Contract amount not to exceed One Hundred Sixty-Four Thousand One Hundred and Forty-Two Dollars and Thirty-One Cents (\$164,142.31); and

WHEREAS, except as expressly authorized herein, all other terms and conditions of the 2020 Contract shall remain unchanged and in full force and effect; and

WHEREAS, funds are available for the costs authorized herein; 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 a First Amendment to Reauthorized Contract No. 19-05-DN2 to reflect the amended scope of work therein to include both the Pavilion Engineering Services and the General Engineering Services and an increase in cost by One Hundred Thirty-Seven Thousand and Four Dollars and Thirty-One Cents (\$137,004.31) for a new total 2020 Contract amount not to exceed One Hundred Sixty-Four Thousand One Hundred and Forty-Two Dollars and Thirty-One Cents (\$164,142.31), payable in accordance with the rate schedule set forth in the Proposal.

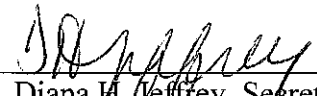
Section 3. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the First Amendment authorized herein, together with such additions, deletions and/or modifications as may be deemed

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 July 21, 2020.


 Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 20-04-PO3 WITH GRO ARCHITECTS, PLLC FOR PROFESSIONAL ARCHITECTURAL SERVICES AT AGENCY-OWNED PROPERTY COMMONLY KNOWN AS 405-407 OCEAN AVENUE AND IDENTIFIED AS BLOCK 25802, LOTS 25 AND 26 ON THE TAX MAP OF THE CITY OF JERSEY CITY WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA

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

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

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (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, by Resolution No. 20-SP04-9 adopted on April 1, 2020, the Board of Commissioners of the Agency reauthorized that certain Contract No. 20-04-PO3 (the “**Original Contract**”) with GRO Architects, PLLC (“**GRO Architects**”) for the performance of professional architectural services, including preparation of a schematic design and other design-related services for the structure located on the Property (the “**Design Services**”) for a total cost not to exceed Fifteen Thousand Nine-Hundred Dollars (\$15,900.00) in accordance with its proposal dated February 20, 2019 (the “**Design Proposal**”); and

WHEREAS, additional services, such as preparation of bid specifications and drawings for the fit-out of the ground floor commercial space within the Property (collectively, the “**Bid Specification Services**”) are required to continue and facilitate the redevelopment of the Property; and

WHEREAS, GRO Architects provided the Agency with a proposal to provide the Bid Specification Services dated April 17, 2020, as revised on June 8, 2020, a copy of which is on file with the Agency (the “**Bid Specification Proposal**”); together with the Design Proposal, the “**Proposals**”); and

WHEREAS, to date, GRO Architects has performed, and the Agency has paid for, a portion of the Design Services in the amount of \$9,675.00 and a portion of the Bid Specification Services in the amount of \$8,100; and

WHEREAS, the Agency desires to amend the scope of the Original Contract to include the Design Proposal and the Bid Specification Proposal; and

WHEREAS, the Agency further desires to increase the previously authorized not-to-exceed amount in the Original Contract by One Thousand Eight Hundred and Seventy-Five Dollars (\$1,875.00) for Bid Specification Services already performed by GRO Architects **plus** Two Thousand Seven Hundred Dollars (\$2,700.00) for performance of remaining Bid Specification Services necessary to complete and deliver the bid specifications to the Agency, for a new total amount not to exceed Twenty Thousand Four Hundred and Seventy-Five Dollars (\$20,475.00), payable in accordance with the cost breakdown in the Proposals; and

WHEREAS, the Agency desires to memorialize such changes in a First Amendment to Contract No. 20-SP04-9; and

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

WHEREAS, notice of the award of the amendment 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 aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby authorizes an amendment to the Original Contract with GRO Architects to include the performance of the Bid Specification Services as listed in the Proposals for a total amount not to exceed Twenty Thousand Four Hundred and Seventy-Five Dollars (\$20,475.00) to be paid in accordance with the rates set forth in the Proposals, all subject to the terms and conditions of the Agency's form professional services agreement. Except as expressly authorized herein, all other terms and conditions of the Original Contract shall remain unchanged and in full force and effect.

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

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

Section 5. This Resolution shall take effect immediately.

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



Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF DAYLIGHT TRANSPORT, LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 1901, LOTS 1-4 AND 6-19, COMMONLY KNOWN AS 577, 591, 595, 639, 641, 651, 655, 659 AND 661-671 TONNELE AVENUE AND 205-221 BLEECKER STREET, WITHIN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA

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

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

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

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

WHEREAS, on April 21, 2020, the Agency extended the Redeveloper’s designation until June 30, 2020, with an optional thirty (30) day extension to be granted by the Executive Director in her sole discretion, which extension was granted; and

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

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until September 30, 2020, which date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, to allow

the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

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

Section 4. This Resolution shall take effect immediately.

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


 Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MDW REAL ESTATE AND ACQUISITION, LLC FOR PROPERTY LOCATED AT 9 MYRTLE AVENUE AND IDENTIFIED ON THE CITY TAX MAP AS BLOCK 23703, LOT 12 WITHIN THE SCATTERED SITES REDEVELOPMENT AREA

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

WHEREAS, the Property is also located within the Scattered 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 resolutions on September 24, 2019 and then again on February 18, 2020 conditionally designating MDW Real Estate and Acquisition, LLC, a limited liability company having its offices at 24 Crescent Avenue, Jersey City, NJ, as the redeveloper for the Property, subject to the negotiation of a mutually acceptable Redevelopment Agreement between the Agency and MDW Real Estate and Acquisition, LLC for the Redevelopment of the Property; and

WHEREAS, the Agency has now negotiated a Redevelopment Agreement with MDW Real Estate and Acquisition, LLC 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 MDW Real Estate and Acquisition, LLC for the redevelopment of the property located at 9 Myrtle Avenue, Jersey City, New Jersey and identified on the City's official tax map as Block 23703, Lot 12 in substantially the form attached hereto and authorizes the Agency's Executive Director, Chairman, Vice Chairman and/or Secretary to execute this Redevelopment Agreement with MDW Real Estate and Acquisition, LLC on behalf of the Agency; and

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 MDW Real Estate and Acquisition, LLC, Charles J. Harrington III, Esq., Connell Foley, LLP, 185 Hudson Street, Suite 2510, Jersey City, New Jersey 07311.

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				✓

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 July 21, 2020.


SECRETARY

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT WITH BEACON PLANNING & CONSULTING SERVICES, LLC TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPERTIES IDENTIFIED AS BLOCK 19703, LOTS 42, 43, 44, 45, 46, 47, 48 AND 49 ON THE TAX MAP OF THE CITY OF JERSEY CITY, COMMONLY KNOWN AS 1009-1023 GARFIELD AVENUE, TO DETERMINE WHETHER SUCH PROPERTIES MAY BE RECOMMENDED FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) to implement redevelopment plans and carry 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 Agency has a need for professional planning services for the preparation of a redevelopment study (the “**Professional Planning Services**”) of the properties identified as Block 19703, Lots 42, 43, 44, 45, 46, 47, 48 and 49 on the official tax maps of the City, commonly known as 1009-1023 Garfield Avenue (the “**Study Area**”); and

WHEREAS, Beacon Planning & Consulting Services, LLC (the “**Planner**”) provided the Agency with a proposal dated June 10, 2020 (the “**Proposal**”) setting forth the manner and costs of performing the Professional Planning Services, a copy of which is on file with the Agency; and

WHEREAS, the Agency wishes to enter into an agreement with the Planner for a term to expire either within one (1) year after the effective date of such agreement, or upon the completion of the Professional Planning Services, whichever is earlier, and for a contract amount not to exceed Seven Thousand Two Hundred and Fifty Dollars (\$7,250.00) to be paid in accordance with the hourly rates set forth in the Proposal; and

WHEREAS, the Agency hereby certifies that it has funds available to compensate the Planner for the Professional Planning Services; and

WHEREAS, said services are of a professional nature as to come within the purview of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, as being a contract for rendition of professional services that do not require competitive bidding; and

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

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

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

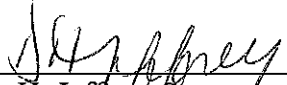
Section 2. The Board of Commissioners hereby authorizes a professional services contract with the Planner for a term to expire either within one (1) year after the effective date of such agreement, or upon the completion of the Professional Planning Services, whichever is earlier, and for a contract amount not to exceed Seven Thousand Two Hundred and Fifty Dollars (\$7,250.00), to be paid in accordance with the hourly rates set forth in the Proposal, all subject to the terms and conditions of the Agency's form professional services agreement.

Section 3. The Executive Director is hereby authorized to negotiate a professional services contract to effectuate this Resolution, in consultation with counsel.

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

Section 5. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

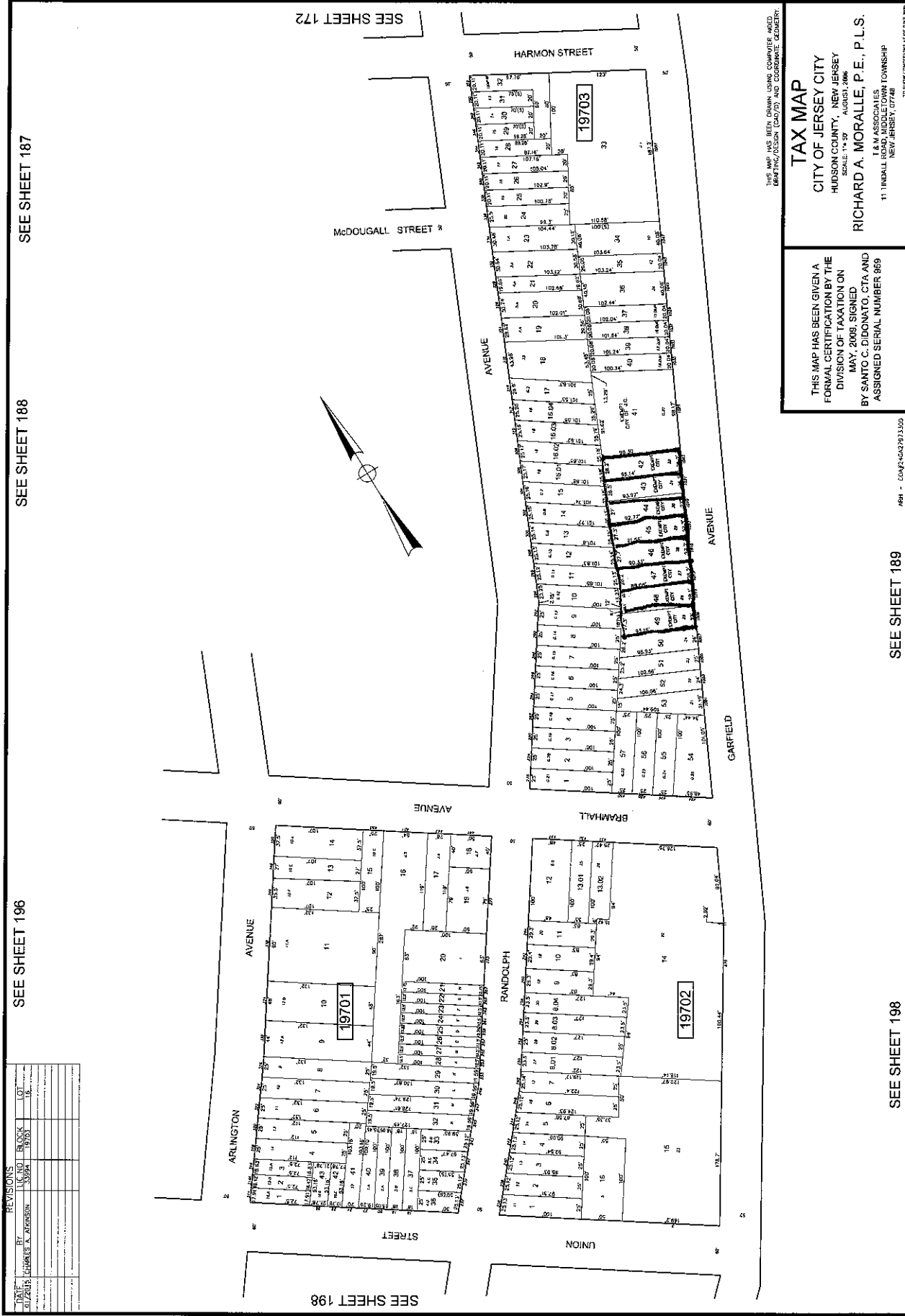
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
Erma D. Greene				✓
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera				✓

SEE SHEET 187

SEE SHEET 188

SEE SHEET 196

DATE	BY	NO.	REVISION	LOT
03/28/08	CHRISTOPHER K. MORROW	33894	19/03	18



SEE SHEET 172

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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1"=50' AUGUST, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 I & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2008, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 869

484 - COM-6423931302

SEE SHEET 189

SEE SHEET 198

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN INCREASE OF THE BID THRESHOLD FOR PURCHASING

WHEREAS, pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, by Resolution No. 16-07-19 adopted on July 19, 2016, the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") appointed Elizabeth Vasquez as the Agency's Qualified Purchasing Agent; and

WHEREAS, on July 1, 2020, the Governor, in consultation with the State Treasurer and pursuant to *N.J.S.A. 40A:11-3(c)*, increased the bid threshold for contracting units with a purchasing agent from \$40,000 to \$44,000; and

WHEREAS, the Agency, as a contracting unit with a purchasing agent, would like to take advantage of the maximum statutory bid threshold of \$44,000,

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

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

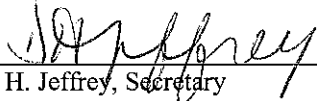
Section 2. The Agency, pursuant to *N.J.S.A. 40A:11-3(a)* and *N.J.A.C 5:34-5.4*, establishes and sets the bid threshold of \$44,000, and further authorizes Elizabeth Vasquez, Qualified Purchasing Agent, to negotiate and award contracts, in accordance with *N.J.S.A. 40A:11-3(a)*, for those purchases that, in the aggregate, do not exceed the newly established bid threshold.

Section 3. Elizabeth Vasquez, as the Agency's Qualified Purchasing Agent, shall continue to have the authority, responsibility and accountability for the purchasing activity for the Agency, to prepare public advertising for bids and to receive bids and requests for proposals for the provision or performance of goods, services and construction contracts on behalf of the Agency, and to award contracts permitted through New Jersey statutes and in accordance with the regulations, forms and procedures promulgated by state regulatory agencies in the name of the Agency and conduct any activities as may be necessary or appropriate to the purchasing function of the Agency.

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

Section 5. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

COMMISSIONERS
—
ROLANDO R. LAVARRO, JR.
CHAIRMAN
EVELYN FARMER
VICE CHAIR
—
SAMUEL A. BERMAN
DONALD R. BROWN
DIANE COLEMAN
ERMA D. GREENE
RUSSELL J. VERDUCCI



JERSEY CITY
REDEVELOPMENT AGENCY

EXECUTIVE
—
DAVID P. DONNELLY
EXECUTIVE DIRECTOR
—
DIANA JEFFREY, ESQ.
GENERAL COUNSEL
—
STEVEN M. FULOP
MAYOR

July 20, 2016

Timothy J. Cunningham, Director
Division of Local Government Services
NJ Department of Community Affairs
101 South Broad Street - P. O. Box 803
Trenton, NJ 08625-0803

Dear Mr. Cunningham:

For your information, attached please find two (2) resolutions passed by the Jersey City Redevelopment Agency's Board of Commissioners at their meeting dated July 19, 2016. The first Resolution appoints Elizabeth Vasquez as the Agency's Qualified Purchasing Agent. The second Resolution authorizes an increase in the Agency's bid threshold.

Should you require any further information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Amato".

BARBARA AMATO
Secretary to the Board

/baa
Attachments

c: E. Vasquez

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING AN INCREASE IN THE BID THRESHOLD**

WHEREAS, Elizabeth Vasquez, Supervising Fiscal Officer, possesses a qualified purchasing agent (QPA) certificate;

WHEREAS, the Governor, in consultation with the State Treasurer and pursuant to N.J.S.A. 18A:18A-3 (b), on July 1, 2015 has increased the bid threshold amount for contracting units with purchasing agents who possess qualified purchasing agent certificates, from \$36,000 to \$40,000;

WHEREAS, the Jersey City Redevelopment Agency would like to take advantage of the maximum statutory bid threshold amount of \$40,000 for agencies who have a qualified purchasing agent;

NOW, THEREFORE BE IT RESOLVED that the Jersey City Redevelopment Agency, pursuant to N.J.S.A. 18A:18A-3 (a) and N.J.A.C. 5:34-5.4, establishes and sets the bid threshold amount of \$40,000 for the board of education, and further authorizes Elizabeth Vasquez, Supervising Fiscal Officer, to award contracts, in full accordance with N.J.S.A. 18A:18A-3 (a), for those purchases that do not exceed in the aggregate of the newly established bid threshold amount.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.



SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of July 19, 2016.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman	✓			
Evelyn Farmer	✓			
Erna D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci	✓			

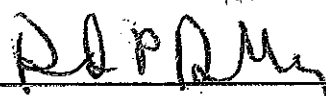
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPOINTING A QUALIFIED PURCHASING AGENT

WHEREAS, N.J.A.C. 5:34-5 et. seq. establishes the criteria for qualifying as A Qualified Purchasing Agent; and

WHEREAS, Elizabeth Vasquez possesses the designation of Qualified Purchasing Agent as issued by the Director of the Division of Local Government Services in accordance with N.J.A.C. 5:34-5 et seq.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it hereby appoints Elizabeth Vasquez as the Qualified Purchasing Agent authorized to exercise the duties of a purchasing agent pursuant to N.J.S.A. 40A:11-2(30), with specific relevance to the authority, responsibility and accounting of the purchasing activity of the contracting unit

BE IT FURTHER RESOLVED, that in accordance with N.J.A.C. 5:34-5.2, the Chairman, Vice Chairman and/or Secretary is authorized and directed to forward a certified copy of this Resolution and a copy of Elizabeth Vasquez's certification to the Director of the Division of Local Government Services.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of July 19, 2016.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 19-10-JL2 WITH FERRAIOLI, WIELKOTZ, CERULLO AND CUVA, P.A., NOW KNOWN AS WIELKOTZ & COMPANY, LLC, FOR ACCOUNTING AND FINANCIAL SERVICES

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

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

WHEREAS, pursuant to the LPCL and Resolution No. 19-10-22, on October 16, 2019, the Agency and Ferraioli, Wielkotz, Cerullo and Cuva, P.A., now known as Wielkotz & Company, LLC (“**Wielkotz & Company**”) entered into a Professional Services Agreement No. 19-10-JL2 for a term not to exceed one (1) year for the provision of financial services at the following rates: (a) Seven Thousand Five Hundred Dollars (\$7,500.00) per month for a total amount not to exceed Ninety Thousand Dollars (\$90,000.00) for the CFO Services; (b) a total amount not to exceed Thirty-Five Thousand Dollars (\$35,000.00) for other financial consulting services (the “**Financial Consulting Services**”); and (c) a total amount not to exceed Thirty-Five Thousand Dollars (\$35,000.00) for financial services related to the redevelopment of the Bayfront I Redevelopment Area, for a total overall contract amount not to exceed One Hundred Sixty Thousand Dollars (\$160,000.00); and

WHEREAS, due to various factors, such as unanticipated special projects and staff turnover, the Agency requires Financial Consulting Services in excess of the estimated budget therefor; and

WHEREAS, Wielkotz & Company submitted a letter to the Agency dated July 14, 2020, a copy of which is on file with the Agency, requesting an increase of the amount authorized for the Financial Consulting Services only by an additional Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, the Agency desires to authorize an amendment to the Original Agreement (the “**First Amendment**”) to increase the amount allocated toward the Financial Consulting Services by Twenty-Five Thousand Dollars (\$25,000.00), payable in accordance with the hourly rates set forth in Wielkotz & Company’s original engagement letter dated October 2, 2019, such that the new total amount allocated for the Financial Consulting Services shall not exceed Sixty Thousand Dollars (\$60,000.00); and

WHEREAS, except as expressly authorized herein, all other terms and conditions of the Original Agreement shall remain unchanged and in full force and effect, including but not limited to the amounts authorized for CFO services and Bayfront financial services as set forth in the Original Agreement; 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)*, accounting and financial 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.

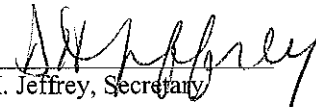
Section 2. The Board of Commissioners hereby authorizes the First Amendment of Professional Services Agreement No. 19-10-JL2 with Wielkottz & Company, LLC such that the authorized amount for Financial Consulting Services only shall increase by Twenty-Five Thousand Dollars (\$25,000.00), resulting in a new authorized amount for the Financial Consulting Services not to exceed Sixty-Thousand Dollars (\$60,000.00) and a new overall contract amount not to exceed One Hundred and Eighty-Five Thousand Dollars (\$185,000.00).

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, together with such additions, deletions and/or modifications as deemed necessary or desirable in consultation with counsel.

Section 4. The Chairman, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate 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 July 21, 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
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF JULY 21, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of July 21, 2020

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of be July 21, 2020 approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated July 21, 2020

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

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	7/21/2020	7/15/2020	May - July 2020	Office Rent - 66 York St - May - July Shortfall	\$310.62	\$0.00		\$310.62
66 YORK STREET, LLC	7/21/2020	7/12/2020	2020	Operating Expenses - Hortfall Jan. - July 2020	\$167.58	\$0.00		\$167.58
66 YORK STREET, LLC	7/21/2020	7/14/2020	August 2020	Electric Utility Payment - 66 York St	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	7/21/2020	7/14/2020	August 2020	Operating Expenses - 66 York St	\$273.94	\$0.00		\$273.94
66 YORK STREET, LLC	7/21/2020	7/14/2020	August 2020	Office Rent - 66 York St	\$10,027.54	\$0.00		\$10,027.54
66 YORK STREET, LLC	7/21/2020	7/10/2020	2019	Operating Expenses - Reconciliation 2019	\$200.14	\$0.00		\$200.14
				Totals for 66 YORK STREET, LLC:	\$11,628.34	\$0.00		\$11,628.34
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES I	7/21/2020	6/30/2020	June 2020	Scaffold Services at 84 Slip Avenue	\$2,550.00	\$0.00		\$2,550.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$2,550.00	\$0.00		\$2,550.00
AFLAC								
AFLAC	7/21/2020	6/14/2020	241100	Employee Deductions per August 2020 Payr	\$1,006.20	\$0.00		\$1,006.20
				Totals for AFLAC:	\$1,006.20	\$0.00		\$1,006.20
ALARM & COMMUNICATION TECHNOLOGIES								
ALARM & COMMUNICATION TECH	7/21/2020	6/30/2020	4398-159519	Labor and Materials - 665 Ocean Avenue	\$1,284.40	\$0.00		\$1,284.40
				Totals for ALARM & COMMUNICATION TECHNOLOGIES:	\$1,284.40	\$0.00		\$1,284.40
Apruzzese, McDermott, Mastro & Murphy								
Apruzzese, McDermott, Mastro & Murp	7/21/2020	6/16/2020	223503	Legal Services - Internal Employment	\$1,579.14	\$0.00		\$1,579.14
				Totals for Apruzzese, McDermott, Mastro & Murphy:	\$1,579.14	\$0.00		\$1,579.14
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	7/21/2020	7/6/2020	4191141	Legal Services - Pegasus/100 Colden Street S	\$330.00	\$0.00		\$330.00
ARCHER & GREINER, P.C.	7/21/2020	7/6/2020	4191127	Legal Services - General Representation	\$612.50	\$0.00		\$612.50
ARCHER & GREINER, P.C.	7/21/2020	7/6/2020	4191130	Legal Services - 326-328 Johnston Ave	\$467.50	\$0.00		\$467.50
ARCHER & GREINER, P.C.	7/21/2020	7/6/2020	4191120	Legal Services - 61-63 Slip Avenue	\$12,873.60	\$0.00		\$12,873.60
ARCHER & GREINER, P.C.	7/21/2020	7/6/2020	4191132	Legal Services - 550 Johnston Avenue	\$715.00	\$0.00		\$715.00
ARCHER & GREINER, P.C.	7/21/2020	7/8/2020	4191485	Legal Services - 165 Ocean Avenue	\$3,382.50	\$0.00		\$3,382.50
ARCHER & GREINER, P.C.	7/21/2020	7/6/2020	4191140	Legal Services - Mecca Bates Redevelopment.	\$1,231.00	\$0.00		\$1,231.00
ARCHER & GREINER, P.C.	7/21/2020	6/9/2020	4188623	Legal Services - 61-63 Slip Avenue	\$5,830.00	\$0.00		\$5,830.00
ARCHER & GREINER, P.C.	7/21/2020	6/9/2020	4188627	Legal Services - General Representation	\$1,155.00	\$0.00		\$1,155.00
ARCHER & GREINER, P.C.	7/21/2020	6/9/2020	4188629	Legal Services - 326-328 Johnston Av	\$687.50	\$0.00		\$687.50
ARCHER & GREINER, P.C.	7/21/2020	6/9/2020	4188634	Legal Services - Pegasus/100 Colden Street S	\$852.50	\$0.00		\$852.50
ARCHER & GREINER, P.C.	7/21/2020	7/6/2020	4191124	Legal Services - Bates Street Redevelopment	\$709.90	\$0.00		\$709.90
ARCHER & GREINER, P.C.	7/21/2020	6/5/2020	4188615	Legal Services - 1MD #13 Uthn Rnwl to FDA	\$742.50	\$0.00		\$742.50
				Totals for ARCHER & GREINER, P.C.:	\$29,589.50	\$0.00		\$29,589.50
BROWN - BROWN METRO INC.								
BROWN - BROWN METRO INC.	7/21/2020	6/29/2020	213680	Directors & Liability Insurance	\$1,195.00	\$0.00		\$1,195.00
				Totals for BROWN - BROWN METRO INC.:	\$1,195.00	\$0.00		\$1,195.00
BROWNFIELD REDEVELOPMENT SOLUTIONS								

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
BROWNFIELD REDEVELOPMENT S	7/21/2020	3/3/2020	4653	Oversight & Mgmt Services for EPA RLF Gr	\$181.25	\$0.00		\$181.25
BROWNFIELD REDEVELOPMENT S	7/21/2020	7/6/2020	4822	Environmental Assessment - 408-420 Commun	\$1,138.75	\$0.00		\$1,138.75
BROWNFIELD REDEVELOPMENT S	7/21/2020	3/6/2020	4641	Environmental Assessment - 408-420 Commun	\$6,440.33	\$0.00		\$6,440.33
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/25/2020	4823	Oversight & Mgmt Services for EPA RLF Gr	\$1,500.00	\$0.00		\$1,500.00
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/5/2020	4762	Environmental Assessment - 408-420 Commun	\$1,847.50	\$0.00		\$1,847.50
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/5/2020	4825	Oversight & Mgmt Services for EPA Petro. A	\$310.00	\$0.00		\$310.00
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/5/2020	4783	Oversight & Mgmt Services for EPA Petro. A	\$4,012.50	\$0.00		\$4,012.50
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/5/2020	4786	Oversight & Mgmt Services for EPA RLF Gr	\$865.00	\$0.00		\$865.00
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/5/2020	4782	Oversight & Mgmt Services for EPA Petro. A	\$641.25	\$0.00		\$641.25
BROWNFIELD REDEVELOPMENT S	7/21/2020	3/3/2020	4654	Oversight & Mgmt Services for EPA Multipu	\$2,131.25	\$0.00		\$2,131.25
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/5/2020	4784	Oversight & Mgmt Services for EPA Grand J	\$2,815.00	\$0.00		\$2,815.00
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/9/2020	4785	Morris Canal - Greenway Implementation Pl	\$7,934.75	\$0.00		\$7,934.75
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/5/2020	4781	Oversight & Mgmt Services for EPA Haz Sub	\$716.25	\$0.00		\$716.25
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/12/2020	4800	LCWF 2020 Grant Preparation	\$5,000.00	\$0.00		\$5,000.00
BROWNFIELD REDEVELOPMENT S	7/21/2020	7/6/2020	4835	Oversight & Mgmt Services for EPA Multipu	\$2,887.50	\$0.00		\$2,887.50
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/25/2020	4824	Oversight & Mgmt Services for EPA Grand J	\$5,461.25	\$0.00		\$5,461.25
BROWNFIELD REDEVELOPMENT S	7/21/2020	3/3/2020	4661	Oversight & Mgmt Services for EPA Petro. A	\$920.00	\$0.00		\$920.00
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/25/2020	4826	Oversight & Mgmt Services for EPA Haz Sub	\$390.00	\$0.00		\$390.00
BROWNFIELD REDEVELOPMENT S	7/21/2020	7/6/2020	4827	Morris Canal - Greenway Implementation Pl	\$4,070.00	\$0.00		\$4,070.00
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/25/2020	4834	Oversight & Mgmt Services for EPA Grand J	\$5,500.00	\$0.00		\$5,500.00
Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:					\$53,412.58	\$0.00		\$53,412.58
CARL J. MUCCILOLO, IFAS, CFA, SCGREA								
CARL J. MUCCILOLO, IFAS, CFA, SC	7/21/2020	6/23/2020	Condemnation	Condemnation Commissioner - 57, 61-63 Sip A	\$2,250.00	\$0.00		\$2,250.00
Totals for CARL J. MUCCILOLO, IFAS, CFA, SCGREA:					\$2,250.00	\$0.00		\$2,250.00
CME ASSOCIATES								
CME ASSOCIATES	7/21/2020	6/30/2020	0263418	Engineering Services - Berry Lane Park Skate	\$15,944.50	\$0.00		\$15,944.50
CME ASSOCIATES	7/21/2020	4/16/2020	0259293	Engineering Services - Berry Lane Park Skate	\$3,073.75	\$0.00		\$3,073.75
CME ASSOCIATES	7/21/2020	6/30/2020	0263417	Engineering Services - Berry Lane Park Pavil	\$23,028.04	\$0.00		\$23,028.04
CME ASSOCIATES	7/21/2020	4/16/2020	0259292	Engineering Services - Berry Lane Park Pavil	\$3,395.75	\$0.00		\$3,395.75
CME ASSOCIATES	7/21/2020	1/30/2020	0254871	Engineering Services - Berry Lane Park Pavil	\$177.00	\$0.00		\$177.00
CME ASSOCIATES	7/21/2020	5/13/2020	0260549	Engineering Services - Berry Lane Park Pavil	\$4,731.50	\$0.00		\$4,731.50
CME ASSOCIATES	7/21/2020	1/30/2020	0254870	Engineering Services - Berry Lane Park Pavil	\$5,319.50	\$0.00		\$5,319.50
CME ASSOCIATES	7/21/2020	5/29/2020	0261519	Engineering Services - Berry Lane Park Skate	\$133.50	\$0.00		\$133.50
CME ASSOCIATES	7/21/2020	5/13/2020	0260550	Engineering Services - Berry Lane Park Skate	\$3,098.00	\$0.00		\$3,098.00
CME ASSOCIATES	7/21/2020	2/28/2020	0256954	Engineering Services - Berry Lane Park Pavil	\$2,756.85	\$0.00		\$2,756.85
Totals for CME ASSOCIATES:					\$61,658.39	\$0.00		\$61,658.39
CMI Mediators Inc								
CMI Mediators Inc	7/21/2020	7/2/2020	001644303-01-01470	Unpaid Bill to Modular Space #502536618	\$822.20	\$0.00		\$822.20
Totals for CMI Mediators Inc:					\$822.20	\$0.00		\$822.20
COMCAST								
COMCAST	7/21/2020	6/16/2020	354-3248876	Internet Service at 665 Ocean Avenue	\$198.13	\$0.00		\$198.13
COMCAST	7/21/2020	7/5/2020	354-3697536	Internet Service at 25 Journal Square	\$129.47	\$0.00		\$129.47

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
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	7/21/2020	6/10/2020	102	June 2020 - Maintenance Fee	\$154.04	\$0.00		\$154.04
Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:					\$154.04	\$0.00		\$154.04
DIANA JEFFREY								
DIANA JEFFREY	7/21/2020	7/14/2020	July 2020	Dental Reimbursement	\$263.20	\$0.00		\$263.20
Totals for DIANA JEFFREY:					\$263.20	\$0.00		\$263.20
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	7/21/2020	7/12/2020	14250	Berry Lane Park - Transition Design Services	\$659.00	\$0.00		\$659.00
DRESDNER ROBIN ENVIRON MGM	7/21/2020	1/1/2020	15015	Berry Lane Park - Transition Design Services	\$244.34	\$0.00		\$244.34
Totals for DRESDNER ROBIN ENVIRON MGMT:					\$903.34	\$0.00		\$903.34
DRIVE NEW JERSEY INSURANCE COM								
DRIVE NEW JERSEY INSURANCE C	7/21/2020	7/4/2020	Renewal	Renewal for 2019 Jeep Compass	\$3,801.00	\$0.00		\$3,801.00
Totals for DRIVE NEW JERSEY INSURANCE COM:					\$3,801.00	\$0.00		\$3,801.00
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	7/21/2020	7/17/2020	June 2020	Dental Reimbursement	\$184.00	\$0.00		\$184.00
ELIZABETH VASQUEZ	7/21/2020	6/30/2020	June 2020	Dental Reimbursement	\$368.00	\$0.00		\$368.00
ELIZABETH VASQUEZ	7/21/2020	6/27/2020	June 2020	Dental Reimbursement	\$472.00	\$0.00		\$472.00
Totals for ELIZABETH VASQUEZ:					\$1,024.00	\$0.00		\$1,024.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	7/21/2020	6/8/2020	7-031-52968	Shipping Charges - May 2020	\$518.50	\$0.00		\$518.50
FEDERAL EXPRESS	7/21/2020	7/13/2020	7-063-94371	Overnight Deliveries	\$531.72	\$0.00		\$531.72
Totals for FEDERAL EXPRESS:					\$1,050.22	\$0.00		\$1,050.22
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	7/21/2020	5/26/2020	43850	Legal Services - 454 Palisade Avenue	\$935.00	\$0.00		\$935.00
GLUCK WALRATH LLP	7/21/2020	6/29/2020	44106	Legal Services - 97-99 Dwight Street	\$440.00	\$0.00		\$440.00
GLUCK WALRATH LLP	7/21/2020	6/29/2020	44107	Legal Services - Jai Bajrangl Invest, LLC	\$927.50	\$0.00		\$927.50
GLUCK WALRATH LLP	7/21/2020	6/29/2020	44104	Legal Services - Re APRA	\$87.50	\$0.00		\$87.50
GLUCK WALRATH LLP	7/21/2020	5/26/2020	43849	Legal Services - 405-407 Ocean Avenue matt	\$110.00	\$0.00		\$110.00
GLUCK WALRATH LLP	7/21/2020	5/26/2020	43660	Legal Services - Jai Bajrangl Invest, LLC	\$1,070.63	\$0.00		\$1,070.63
GLUCK WALRATH LLP	7/21/2020	6/29/2020	44110	Legal Services - 454 Palisade Avenue	\$1,650.00	\$0.00		\$1,650.00
GLUCK WALRATH LLP	7/21/2020	5/26/2020	43847	Legal Services - Cara Squared / 306 Bergan A	\$2,310.00	\$0.00		\$2,310.00
GLUCK WALRATH LLP	7/21/2020	5/26/2020	43845	Legal Services - 97-99 Dwight Street	\$1,512.50	\$0.00		\$1,512.50
GLUCK WALRATH LLP	7/21/2020	6/29/2020	44105	Legal Services - 92-94 Stegman Street	\$797.50	\$0.00		\$797.50
GLUCK WALRATH LLP	7/21/2020	5/26/2020	43848	Legal Services - 9 Myrtle Avenue	\$165.00	\$0.00		\$165.00
GLUCK WALRATH LLP	7/21/2020	6/29/2020	44109	Legal Services - 9 Myrtle Avenue	\$990.00	\$0.00		\$990.00
GLUCK WALRATH LLP	7/21/2020	6/29/2020	44108	Legal Services - Cara Squared / 306 Bergan A	\$302.50	\$0.00		\$302.50
GLUCK WALRATH LLP	7/21/2020	5/26/2020	43844	Legal Services - 92-94 Stegman Street	\$1,650.00	\$0.00		\$1,650.00
Totals for GLUCK WALRATH LLP:					\$12,948.13	\$0.00		\$12,948.13

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	7/21/2020	7/6/2020	49823	Recording Fee - Redevelopment Agr. 133,137	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	7/21/2020	7/13/2020	51379	Recording of Redevelopment Agr. - One Grov	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	7/21/2020	7/7/2020	48358	Recording Fee - 1st Amendment to RDA - Ha	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	7/21/2020	6/17/2020	45759	Recording Fee - 8 Aetna, LLC	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	7/21/2020	7/7/2020	47227	Recording Fee - Redevelopment Agr. HC Wks	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	7/21/2020	7/6/2020	48030	Recording Fee - Deed for 14-16 Orient Avenu	\$33.00	\$0.00		\$33.00
Totals for HUDSON COUNTY REGISTER:					\$198.00	\$0.00		\$198.00
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	7/21/2020	1/1/2020	53511	180 9th Street - Boilers Maintenance at the BE	\$2,758.13	\$0.00		\$2,758.13
Totals for IN-LINE AIR CONDITIONING CO.,:					\$2,758.13	\$0.00		\$2,758.13
Jason Friedkin								
Jason Friedkin	7/21/2020	6/12/2020	June 2020	Vision Exam Reimbursement	\$70.00	\$0.00		\$70.00
Totals for Jason Friedkin:					\$70.00	\$0.00		\$70.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORI	7/21/2020	6/18/2020	665 Ocean	Water & Sewer - 665 Ocean Avenue - 303063	\$428.24	\$0.00		\$428.24
Totals for JC MUNICIPAL UTILITIES AUTHORITY:					\$428.24	\$0.00		\$428.24
JERSEY CITY TAX COLLECTOR								
JERSEY CITY TAX COLLECTOR	7/21/2020	7/14/2020	2nd QTR TAX	2nd Quarter Taxes - 26 Aetna Street Acct #387	\$2,669.08	\$0.00		\$2,669.08
JERSEY CITY TAX COLLECTOR	7/21/2020	7/14/2020	3rd QTR TAX	3rd Quarter Taxes - 26 Aetna Street Acct #387	\$2,681.55	\$0.00		\$2,681.55
JERSEY CITY TAX COLLECTOR	7/21/2020	7/14/2020	2nd QTR TAX	2nd Quarter Taxes - 8 Aetna Street Acct# 387	\$3,367.60	\$0.00		\$3,367.60
JERSEY CITY TAX COLLECTOR	7/21/2020	7/14/2020	3rd QTR TAX	3rd Quarter Taxes - 8 Aetna Street Acct# 3874	\$3,384.83	\$0.00		\$3,384.83
JERSEY CITY TAX COLLECTOR	7/21/2020	7/14/2020	3rd QTR TAX	3rd Quarter Taxes - 36-44 Aetna Street Acct #	\$5,692.57	\$0.00		\$5,692.57
JERSEY CITY TAX COLLECTOR	7/21/2020	7/14/2020	2nd QTR TAX	2nd Quarter Taxes - 36-44 Aetna Street Acct #	\$5,659.76	\$0.00		\$5,659.76
Totals for JERSEY CITY TAX COLLECTOR:					\$23,455.39	\$0.00		\$23,455.39
Jesamill Suazo								
Jesamill Suazo	7/21/2020	6/29/2020	June 2020	Glasses & Vision Exam Reimbursement	\$200.00	\$0.00		\$200.00
Totals for Jesamill Suazo:					\$200.00	\$0.00		\$200.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	7/21/2020	7/2/2020	16919	Legal Services - Employment Issues	\$2,642.50	\$0.00		\$2,642.50
KINNEY LISOVICZ REILLY & WOLF	7/21/2020	6/4/2020	16699	Legal Services - Employment Issues	\$52.50	\$0.00		\$52.50
KINNEY LISOVICZ REILLY & WOLF	7/21/2020	6/4/2020	16701	Legal Services - General Legal	\$612.50	\$0.00		\$612.50
KINNEY LISOVICZ REILLY & WOLF	7/21/2020	6/4/2020	16700	Legal Services - Crazy Greek	\$297.50	\$0.00		\$297.50
KINNEY LISOVICZ REILLY & WOLF	7/21/2020	7/2/2020	16920	Legal Services - Crazy Greek	\$927.50	\$0.00		\$927.50
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:					\$4,532.50	\$0.00		\$4,532.50
LABRON COLLINS								
LABRON COLLINS	7/21/2020	7/3/2020	June 2020	Dental Reimbursement	\$152.50	\$0.00		\$152.50
Totals for LABRON COLLINS:					\$152.50	\$0.00		\$152.50

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
LM PLAZA 4A PARKING LLC								
LM PLAZA 4A PARKING LLC	7/21/2020	7/14/2020	4711	Monthly Rent - Monthly #1707	\$4,592.08	\$0.00		\$4,592.08
				Totals for LM PLAZA 4A PARKING LLC:	\$4,592.08	\$0.00		\$4,592.08
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172732	Legal Services - 125 Monitor Street	\$5,859.00	\$0.00		\$5,859.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172749	Legal Services - Eden Wood Pacific Avenue	\$465.00	\$0.00		\$465.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172731	Legal Services - Berry Lane Park	\$2,945.00	\$0.00		\$2,945.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172737	Legal Services - 829 Garfield Avenue	\$1,172.50	\$0.00		\$1,172.50
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172756	Legal Services - Tax Appeals	\$262.50	\$0.00		\$262.50
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172736	Legal Services - Namdar-Homestead	\$1,643.00	\$0.00		\$1,643.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172760	Legal Services - Ironstate 168 Sip Ave	\$4,354.96	\$0.00		\$4,354.96
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172761	Legal Services - Halpem 49 Fisk	\$4,216.00	\$0.00		\$4,216.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172739	Legal Services - One Journal / Kushner Litiga	\$857.50	\$0.00		\$857.50
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172730	Legal Services - Loews Theatre	\$12,852.83	\$0.00		\$12,852.83
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172735	Legal Services - Tomnelle Avenue	\$1,023.00	\$0.00		\$1,023.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172752	Legal Services - Toll NJ I, LLC	\$1,829.00	\$0.00		\$1,829.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172762	Legal Services - Latayette Park Redevelopmen	\$1,506.60	\$0.00		\$1,506.60
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172762	Legal Services - Route 440 Developers	\$930.00	\$0.00		\$930.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172744	Legal Services - St. Lucy's	\$992.00	\$0.00		\$992.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172747	Legal Services - 8 Erie Litigation	\$840.00	\$0.00		\$840.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172755	Legal Services - NICU Block 4	\$1,890.00	\$0.00		\$1,890.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172733	Legal Services - 405-407 Ocean Avenue	\$700.00	\$0.00		\$700.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172751	Legal Services - TB Port Liberte, LLC	\$589.00	\$0.00		\$589.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172748	Legal Services - HCSST Betz Community Cent	\$1,520.20	\$0.00		\$1,520.20
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172740	Legal Services - Newark Avenue	\$1,225.00	\$0.00		\$1,225.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172758	Legal Services - Hampshire	\$1,922.00	\$0.00		\$1,922.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172758	Legal Services - One Grove Street	\$2,096.00	\$0.00		\$2,096.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172759	Legal Services - Terzetto Redevelopment Pro	\$5,221.00	\$0.00		\$5,221.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172742	Legal Services - Novus Equities	\$1,271.00	\$0.00		\$1,271.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172750	Legal Services - Village Townhouse Estates, I	\$847.50	\$0.00		\$847.50
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172757	Legal Services - Western Gateway	\$2,852.00	\$0.00		\$2,852.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172753	Legal Services - 311 Washington Condos	\$3,727.50	\$0.00		\$3,727.50
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172743	Legal Services - 30 Journal Square	\$1,209.00	\$0.00		\$1,209.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172754	Legal Services - Scattered Site	\$857.50	\$0.00		\$857.50
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$67,676.59	\$0.00		\$67,676.59
METLIFE								
METLIFE	7/21/2020	7/14/2020	August 2020	Deferred Salary Per Pay Period Ending - Augu	\$450.00	\$0.00		\$450.00
METLIFE	7/21/2020	7/14/2020	August 2020	Deferred Salary Per Pay Period Ending - Augu	\$450.00	\$0.00		\$450.00
				Totals for METLIFE:	\$900.00	\$0.00		\$900.00
ML, INC.								
ML, INC.	7/21/2020	7/8/2020	Payment No. 8	Berry Lane Park - Phase VI - Pavillion and Si	\$169,560.35	\$0.00		\$169,560.35
				Totals for ML, INC.:	\$169,560.35	\$0.00		\$169,560.35

Jersey City Redevelopment Agency Cash Requirements Report

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MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	7/21/2020	7/14/2020	August 2020	Storage at Day St - Rent August	\$700.00	\$0.00		\$700.00
				Totals for MOISHE'S MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
Nay's Cleaning Company LLC								
Nay's Cleaning Company LLC	7/21/2020	6/28/2020	00004	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	7/21/2020	7/12/2020	00008	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
				Totals for Nay's Cleaning Company LLC:	\$2,700.00	\$0.00		\$2,700.00
NICHOLAS S. BRINDISI, ESQ, PC								
NICHOLAS S. BRINDISI, ESQ, PC	7/21/2020	6/23/2020	Condernation	Condernation Commissioner - 57, 61-63 Slip A	\$3,025.00	\$0.00		\$3,025.00
				Totals for NICHOLAS S. BRINDISI, ESQ, PC:	\$3,025.00	\$0.00		\$3,025.00
Peter Waldor & Associates								
Peter Waldor & Associates	7/21/2020	6/24/2020	24772	Commercial Policy - 665 Ocean Avenue	\$12,837.90	\$0.00		\$12,837.90
				Totals for Peter Waldor & Associates:	\$12,837.90	\$0.00		\$12,837.90
PHILLIPS,PREISS GRYGIEL, LLC								
PHILLIPS,PREISS GRYGIEL, LLC	7/21/2020	2/29/2020	30578	Relocation Assistance Services- 125 Monitor	\$7,737.50	\$0.00		\$7,737.50
PHILLIPS,PREISS GRYGIEL, LLC	7/21/2020	4/30/2020	30935	Relocation Assistance Services- 125 Monitor	\$2,681.25	\$0.00		\$2,681.25
PHILLIPS,PREISS GRYGIEL, LLC	7/21/2020	6/23/2020	31095	Relocation Assistance Services- 125 Monitor	\$1,718.25	\$0.00		\$1,718.25
PHILLIPS,PREISS GRYGIEL, LLC	7/21/2020	3/31/2020	30775	Relocation Assistance Services- 125 Monitor	\$825.00	\$0.00		\$825.00
				Totals for PHILLIPS,PREISS GRYGIEL, LLC:	\$12,962.00	\$0.00		\$12,962.00
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/17/2020	292 F1 I	Gas & Electric Charges at 292 MLK Dr. - Flo	\$53.16	\$0.00		\$53.16
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/17/2020	665 3C	Gas & Electric Charges at 665 Ocean Ave- Ap	\$71.19	\$0.00		\$71.19
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/30/2020	665 2D	Gas & Electric Charges at 665 Ocean Ave- Ap	\$90.42	\$0.00		\$90.42
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/17/2020	292 HSE	Gas & Electric Charges at 292 MLK Dr. - HS	\$64.56	\$0.00		\$64.56
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/17/2020	292 F1 2	Gas & Electric Charges at 292 MLK Dr. - Flo	\$57.43	\$0.00		\$57.43
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/17/2020	665 2B	Gas & Electric Charges at 665 Ocean Ave- Ap	\$124.00	\$0.00		\$124.00
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/17/2020	665 3D	Gas & Electric Charges at 665 Ocean Ave- Ap	\$82.96	\$0.00		\$82.96
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/18/2020	665 2A	Gas & Electric Charges at 665 Ocean Ave- Ap	\$202.88	\$0.00		\$202.88
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/17/2020	665 3B	Gas & Electric Charges at 665 Ocean Ave- Ap	\$119.84	\$0.00		\$119.84
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/30/2020	665 2C	Gas & Electric Charges at 665 Ocean Ave- Ap	\$169.65	\$0.00		\$169.65
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/17/2020	665 3A	Gas & Electric Charges at 665 Ocean Ave- Ap	\$107.28	\$0.00		\$107.28
PUBLIC SERVICE ELECTRIC & GAS	7/21/2020	6/17/2020	665 HSE	Gas & Electric Charges at 665 Ocean Avenue	\$428.64	\$0.00		\$428.64
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$1,572.01	\$0.00		\$1,572.01
RAMON PONCE								
RAMON PONCE	7/21/2020	6/30/2020	June 2020	Dental Reimbursement	\$384.60	\$0.00		\$384.60
				Totals for RAMON PONCE:	\$384.60	\$0.00		\$384.60
RICHARD N. CAMPISANO, ESQUIRE								
RICHARD N. CAMPISANO, ESQUIRE	7/21/2020	6/23/2020	Condernation	Condernation Commissioner - 57, 61-63 Slip A	\$2,250.00	\$0.00		\$2,250.00
				Totals for RICHARD N. CAMPISANO, ESQUIRE:	\$2,250.00	\$0.00		\$2,250.00

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ROBERT NAPIORSKI								
ROBERT NAPIORSKI	7/21/2020	6/30/2020	June 2020	Dental Reimbursement	\$204.00	\$0.00		\$204.00
				Totals for ROBERT NAPIORSKI:	\$204.00	\$0.00		\$204.00
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-2	Lawn Maintenance & Trash Removal - 185 D	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-16	Lawn Maintenance & Trash Removal -693-	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-14	Lawn Maintenance & Trash Removal - 550 J	\$355.00	\$0.00		\$355.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-28	Lawn Maintenance & Trash Removal - 556 C	\$210.00	\$0.00		\$210.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-15	Lawn Maintenance & Trash Removal - 84 Sip	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-1	Lawn Maintenance & Trash Removal - 53 ML	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-18	Lawn Maintenance & Trash Removal - 34-364	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-3	Lawn Maintenance & Trash Removal - 97-991	\$220.00	\$0.00		\$220.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-9	Lawn Maintenance & Trash Removal - 314 M	\$235.00	\$0.00		\$235.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-10	Lawn Maintenance & Trash Removal - 326-3	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-12	Lawn Maintenance & Trash Removal - 408-4	\$275.00	\$0.00		\$275.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-13	Lawn Maintenance & Trash Removal - 199 W	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-27	Lawn Maintenance & Trash Removal - 91 Ha	\$215.00	\$0.00		\$215.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-20	Lawn Maintenance & Trash Removal - 665 O	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-17	Lawn Maintenance & Trash Removal - 180 N	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-25	Lawn Maintenance & Trash Removal - 336-3	\$205.00	\$0.00		\$205.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-7	Lawn Maintenance & Trash Removal - 284 M	\$160.00	\$0.00		\$160.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-19	Lawn Maintenance & Trash Removal - 1054-	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-8	Lawn Maintenance & Trash Removal - 292 M	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-24	Lawn Maintenance & Trash Removal - 174 N	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-5	Lawn Maintenance & Trash Removal - 92-94;	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-4	Lawn Maintenance & Trash Removal - 199 S	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-23	Lawn Maintenance & Trash Removal - 51 Cr	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-21	Lawn Maintenance & Trash Removal - 524-5	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-22	Lawn Maintenance & Trash Removal - 405-4	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8268	Lawn Maintenance & Trash Removal - 326-3	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-26	Lawn Maintenance & Trash Removal - 80 Ba	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-6	Lawn Maintenance & Trash Removal - 204 S	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	7/21/2020	6/16/2020	8269-11	Lawn Maintenance & Trash Removal - 141 K	\$205.00	\$0.00		\$205.00
				Totals for Silagy Contracting, LLC.:	\$6,340.00	\$0.00		\$6,340.00
T&M ASSOCIATES								
T&M ASSOCIATES	7/21/2020	7/14/2020	LAF391060	Morris Canal Greenway JCRA County Villa	\$31,177.89	\$0.00		\$31,177.89
				Totals for T&M ASSOCIATES:	\$31,177.89	\$0.00		\$31,177.89
The Law Offices of Wanda Chin Monahan, LLC								
The Law Offices of Wanda Chin Monahan	7/21/2020	7/21/2020	1033	Legal Services - Hampshire/Borie	\$192.50	\$0.00		\$192.50
The Law Offices of Wanda Chin Monahan	7/21/2020	6/3/2020	1013	Legal Services - Hampshire / Boraie	\$210.00	\$0.00		\$210.00
The Law Offices of Wanda Chin Monahan	7/21/2020	7/1/2020	1033	Legal Services - Hampshire / Boraie	\$262.50	\$0.00		\$262.50
				Totals for The Law Offices of Wanda Chin Monahan, LLC:	\$665.00	\$0.00		\$665.00

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TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	7/21/2020	7/1/2020	5010679304	Payment for Copier Lease - July 2020	\$1,225.07	\$0.00		\$1,225.07
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,225.07	\$0.00		\$1,225.07
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	7/21/2020	6/16/2020	200495220	Hazardous Waste Compliance Monitoring Fe	\$970.00	\$0.00		\$970.00
TREASURER - STATE OF NEW JER	7/21/2020	6/21/2020	200544930	Annual Site Remediation Fee - Droyers Pointe	\$1,750.00	\$0.00		\$1,750.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$2,720.00	\$0.00		\$2,720.00
TSIVICOS ENTERPRISES, INC.								
TSIVICOS ENTERPRISES, INC.	7/21/2020	7/7/2020	Payment No. 7	Berry Lane Park - Phase VI - Skate Park and S	\$98,000.00	\$0.00		\$98,000.00
				Totals for TSIVICOS ENTERPRISES, INC.:	\$98,000.00	\$0.00		\$98,000.00
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	7/21/2020	7/10/2020	5687456	Water & Cooler Rental	\$168.75	\$0.00		\$168.75
TWIN ROCKS SPRING WATER	7/21/2020	6/12/2020	5678854	Water & Cooler Rental	\$13.00	\$0.00		\$13.00
				Totals for TWIN ROCKS SPRING WATER:	\$181.75	\$0.00		\$181.75
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	7/21/2020	7/8/2020	June 2020	Case/Property Mgmt Services at 665 Ocean A	\$4,791.67	\$0.00		\$4,791.67
				Totals for UNITED WAY OF HUDSON COUNTY:	\$4,791.67	\$0.00		\$4,791.67
US POSTAL SERVICE								
US POSTAL SERVICE	7/21/2020	7/14/2020	August 2020	Postage Refill for Pinney Bowes Meter	\$600.00	\$0.00		\$600.00
				Totals for US POSTAL SERVICE:	\$600.00	\$0.00		\$600.00
VERIZON								
VERIZON	7/21/2020	6/23/2020	9857351996	Agency Cell Phone Bill - June 2020	\$347.51	\$0.00		\$347.51
				Totals for VERIZON:	\$347.51	\$0.00		\$347.51
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	7/21/2020	7/1/2020	20-00085-00611	CFO Services - July 2020	\$7,500.00	\$0.00		\$7,500.00
Wielkotz & Company, LLC.	7/21/2020	7/7/2020	20-00085-00620	CFO Services - Additional Billing (June 2020)	\$20,325.00	\$0.00		\$20,325.00
				Totals for Wielkotz & Company, LLC.:	\$27,825.00	\$0.00		\$27,825.00
WORKZONE, LLC								
WORKZONE, LLC	7/21/2020	6/22/2020	35136	Workzone Licensing & Hosting - 7/24/20 - 1	\$900.00	\$0.00		\$900.00
				Totals for WORKZONE, LLC:	\$900.00	\$0.00		\$900.00
XEROX CORPORATION								
XEROX CORPORATION	7/21/2020	6/9/2020	010571061	Meter Usage / Printer	\$166.23	\$0.00		\$166.23
XEROX CORPORATION	7/21/2020	7/9/2020	010838563	Meter Usage / Printer	\$191.27	\$0.00		\$191.27
				Totals for XEROX CORPORATION:	\$357.50	\$0.00		\$357.50
GRAND TOTALS:					\$673,737.96	\$0.00		\$673,737.96

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: Today (7/21/2020)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Provident Checking

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	7/21/2020	6/9/2020	4765	Bayfront Sustainability Specialist	\$7,138.75	\$0.00		\$7,138.75
BROWNFIELD REDEVELOPMENT S	7/21/2020	7/6/2020	4801	Bayfront Sustainability Specialist	\$17,308.75	\$0.00		\$17,308.75
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$24,447.50	\$0.00		\$24,447.50
CME ASSOCIATES								
CME ASSOCIATES	7/21/2020	5/29/2020	0261616	Engineering Services - Bayfront	\$10,524.75	\$0.00		\$10,524.75
CME ASSOCIATES	7/21/2020	6/30/2020	0263505	Engineering Services - Bayfront	\$12,370.50	\$0.00		\$12,370.50
CME ASSOCIATES	7/21/2020	2/28/2020	0256967	Engineering Services - Bayfront	\$14,879.50	\$0.00		\$14,879.50
CME ASSOCIATES	7/21/2020	4/16/2020	0259294	Engineering Services - Bayfront	\$21,226.25	\$0.00		\$21,226.25
				Totals for CME ASSOCIATES:	\$59,001.00	\$0.00		\$59,001.00
MATRIX DESIGN GROUP, INC								
MATRIX DESIGN GROUP, INC	7/21/2020	6/29/2020	26413	Bulkhead Engineering Consulting Svcs - Bayf	\$6,862.50	\$0.00		\$6,862.50
MATRIX DESIGN GROUP, INC	7/21/2020	4/16/2020	25390	Bulkhead Engineering Consulting Svcs - Bayf	\$9,900.00	\$0.00		\$9,900.00
				Totals for MATRIX DESIGN GROUP, INC:	\$16,762.50	\$0.00		\$16,762.50
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172770	Legal Services - Bayfront	\$1,085.00	\$0.00		\$1,085.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172771	Legal Services - Bayfront	\$372.00	\$0.00		\$372.00
MCMANIMON, SCOTLAND & BAU	7/21/2020	6/23/2020	172734	Legal Services - Bayfront	\$14,902.00	\$0.00		\$14,902.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$16,359.00	\$0.00		\$16,359.00
Nay's Cleaning Company LLC								
Nay's Cleaning Company LLC	7/21/2020	6/29/2020	00006	Cleaning & Supplies - Bayfront	\$550.00	\$0.00		\$550.00
				Totals for Nay's Cleaning Company LLC:	\$550.00	\$0.00		\$550.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	7/21/2020	6/30/2020	20.627.7	Environmental Services - Bayfront	\$7,235.00	\$0.00		\$7,235.00
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$7,235.00	\$0.00		\$7,235.00
SWA/Balsley Landscape Architects								
SWA/Balsley Landscape Architects	7/21/2020	5/21/2020	815	Landscape Architectural Design and Consult	\$22,519.40	\$0.00		\$22,519.40
SWA/Balsley Landscape Architects	7/21/2020	6/22/2020	827	Landscape Architectural Design and Consult	\$36,250.00	\$0.00		\$36,250.00
				Totals for SWA/Balsley Landscape Architects:	\$58,769.40	\$0.00		\$58,769.40
Wielkocz & Company, LLC.								
Wielkocz & Company, LLC.	7/21/2020	7/7/2020	20-00085-00621	Accounting Services - Bayfront	\$2,100.00	\$0.00		\$2,100.00
				Totals for Wielkocz & Company, LLC.:	\$2,100.00	\$0.00		\$2,100.00
WILLIAM J. GUARINI, INC.								
WILLIAM J. GUARINI, INC.	7/21/2020	7/1/2020	WG01602	Plumbing Services - Bayfront	\$358.61	\$0.00		\$358.61
WILLIAM J. GUARINI, INC.	7/21/2020	7/1/2020	WO-2256	Plumbing Services - Bayfront	\$338.50	\$0.00		\$338.50
				Totals for WILLIAM J. GUARINI, INC.:	\$697.11	\$0.00		\$697.11

**Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK**

GRAND TOTALS: \$185,921.51 \$0.00 \$185,921.51

**Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK**

Report name: Invoice Due Today-INVESTORS

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: Today (7/21/2020)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Investors - Bayfront

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
ASH URBAN DEVELOPMENT, LLC	6/25/2020	6/18/2020	June 2020					
				Return of Credit to Promissory Note - Ash Urb	\$269,898.59	\$0.00		\$269,898.59
				Totals for ASH URBAN DEVELOPMENT, LLC:	\$269,898.59	\$0.00		\$269,898.59
				GRAND TOTALS:	\$269,898.59	\$0.00		\$269,898.59

Jersey City Redevelopment Agency Cash Requirements Report

- Report name: Invoice Due Today
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: Today (6/25/2020)
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Peter Waldor & Associates								
Peter Waldor & Associates	7/9/2020	6/11/2020	24689	Insurance Package - 84 Sip Avenue	\$21,353.95	\$0.00		\$21,353.95
Peter Waldor & Associates	7/9/2020	6/12/2020	24696	Insurance - 84 Sip Avenue NJ PLJGA	\$503.00	\$0.00		\$503.00
				Totals for Peter Waldor & Associates:	\$21,856.95	\$0.00		\$21,856.95
GRAND TOTALS:					\$21,856.95	\$0.00		\$21,856.95

Jersey City Redevelopment Agency Cash Requirements Report

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Include all Invoices

Include all Vendors

Include these Banks: Provident Checking

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Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
RUTGERS UNIVERSITY								
RUTGERS UNIVERSITY	6/25/2020	6/25/2020	Registration	Elizabeth Vasquez for Financial Mgmt Course	\$808.00	\$0.00		\$808.00
				Totals for RUTGERS UNIVERSITY:	\$808.00	\$0.00		\$808.00
				GRAND TOTALS:	\$808.00	\$0.00		\$808.00

Jersey City Redevelopment Agency Cash Requirements Report

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Include all Invoices

Include all Vendors

Include these Banks: Provident Checking

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CASH								
CASH	7/15/2020	7/15/2020	Cash	Replenishment of Petty Cash - July	\$501.60	\$0.00		\$501.60
Totals for CASH:					\$501.60	\$0.00		\$501.60
GRAND TOTALS:					\$501.60	\$0.00		\$501.60

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today

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**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
JULY 21, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of July 21, 2020

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of July 21, 2020 be approved as presented.



 Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated July 21, 2020

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

JERSEY CITY REDEVELOPMENT AGENCY

PERSONNEL ADJUSTMENT SHEET

JULY 21, 2020

<u>Employee</u>	<u>Position</u>	<u>Salary</u>	<u>Effective Date</u>	<u>Remarks</u>
Ernae Ojentis	Office Clerk	\$15.00	July 20, 2020	Part-Time/Seasonal

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
DEVIATION FROM THE CASH-OUT POLICY SET FORTH IN
THE AGENCY'S EMPLOYEE MANUAL**

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; and

WHEREAS, the Board of Commissioners of the Agency created and approved a revised and amended employee manual dated November 28, 2018 (the "**Employee Manual**") to establish working conditions, policies and procedures for the Agency's employees; and

WHEREAS, pursuant to Section VIII(D)(4) of the Employee Manual, entitled, "Compensatory Time – Redeemed," Agency employees are permitted to receive monetary compensation for (i.e., "cash in") accrued compensatory time up to twice per year in March and October (the "**Compensatory Redemption Policy**"); and

WHEREAS, pursuant to Section VIII(D)(5) of the Employee Manual, entitled, "Redemption of Accrued Annual Leave Time," Agency employees are permitted to cash in accrued annual leave time once per year, either in May or October (the "**Annual Redemption Policy**"); and

WHEREAS, the Agency wishes to authorize deviation from Employee Manual such that, for the 2020 calendar year only, eligible Agency employees shall be permitted to redeem accrued compensatory and/or annual leave time in either August 2020 or October 2020, but not both; and

WHEREAS, except as expressly authorized herein, all other terms, conditions, policies and procedures set forth in the Employee Manual shall remain unchanged and in full force and effect,

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

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

Section 2. The Board of Commissioners hereby authorizes a deviation from the Compensatory Redemption Policy set forth in the Employee Manual such that, for the 2020 calendar year only, eligible Agency employees shall be permitted to redeem accrued compensatory time in either August 2020 or October 2020, but not both.

Section 3. The Board of Commissioners hereby authorizes a deviation from the Annual Redemption Policy set forth in the Employee Manual such that, for the 2020 calendar year only, eligible Agency employees shall be permitted to redeem accrued annual leave time in either August 2020 or October 2020, but not both, provided that such employee did not elect to cash in accrued annual leave time in May 2020.

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

Section 5. This Resolution shall take effect immediately.

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



 Diana H. Jeffrey, Secretary

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