

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS ENGINEERING FIRMS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES IN ALL PROJECT AREAS

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of firms to provide general civil engineering services including, but not limited to, preparing applications for, and assisting the Agency in obtaining, permits from governing agencies, bid review, technical documentation preparation, contract administration and observation, and providing general engineering support services, in connection with certain engineering projects throughout the City as further described in the RFQ (as defined herein), a copy of which is on file with the Agency (the “**Engineering Services**”); and

WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.* (the “**Pay-to-Play Law**”), on July 10, 2020 the Agency issued a Request For Qualifications for the Engineering Services (“**RFQ**”); and

WHEREAS, the Agency received nineteen (19) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to approve a qualified pool of engineering service providers, to include all of the following firms:

1. Alaimo Group Consulting Engineers
2. Boswell Engineering
3. BRS, Inc.
4. CME Associates
5. ENGenuity Infrastructure, LLC
6. French and Parrello Associates
7. H2M Associates, Inc.
8. Info Trans Engineers, P.C.
9. Langan
10. Maser Consulting P.A.
11. Matrix New World Engineering
12. MFS Engineers & Surveyors
13. Neglia Engineering Associates
14. Partner Engineering and Science, Inc.
15. PS&S
16. Remington & Vernick Engineers
17. Suburban Consulting Engineers, Inc.
18. Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
19. YU & Associates

WHEREAS, the Agency hereby certifies that funds are or will be available for the purpose of obtaining the Engineering Services; and

WHEREAS, the qualification term will be one (1) year, with fees for the Engineering Services varying from project to project, as shall be defined in subsequent authorization by the Board of Commissioners for such project,

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 above-listed firms are hereby approved and qualified for one (1) year from the date hereof to provide the Engineering Services, subject to subsequent authorization by the Board of Commissioners, if and as needed, to enter into professional services agreement(s) with the Agency to provide Engineering Services as identified in the RFQ.

Section 3. 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, and to take all other actions necessary to effectuate this Resolution.

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 August 18, 2020.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING THE WITHIN PERSONS AND/OR FIRMS TO PROVIDE ENVIRONMENTAL SERVICES WITHIN ALL PROJECT AREAS

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

WHEREAS, the Agency has secured multiple U.S. Environmental Protection Agency (the “**EPA**”) grants to help fund the Agency’s Environmental Brownfields Program; and

WHEREAS, in addition, the Agency continues to secure State Hazardous Discharge Site Investigation Fund (“**HDSRF**”) grants as well as other funding for investigation and remediation activities associated with its Brownfields Program, which involves conducting environmental investigations, remediation, planning, possible remediation, and other related activities in connection with the redevelopment within the City; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of persons and/or firms including, but not limited to, Licensed Site Remediation Professionals (“**LSRP(s)**”) to provide professional environmental services in connection with redevelopment within the City including, but not limited to, performing Phase I, II, III investigations and reporting; conducting geophysical surveys; monitoring well installations and sampling, and underground tank removals; GIS mapping services; project management; preparing draft and final reports detailing sampling procedures, testing protocols, results and conclusions and any recommendations; prior to sampling, preparing work plans, health and safety plans, and quality control/quality assurance plans for each site(s) (if required), and other related tasks, as further described in the RFQ (as defined herein), a copy of which is on file with the Agency (the “**Environmental Services**”); and

WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.* (the “**Pay-to-Play Law**”), on July 10, 2020 the Agency issued a Request For Qualifications for the Environmental Services (“**RFQ**”); and

WHEREAS, the Agency received thirty-one (31) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to approve a qualified pool of professional environmental service providers, to include the following firms:

- | | |
|---|-----------------------------------|
| 1. Atlantic Environmental Solutions | 17. Maser |
| 2. BL Companies | 18. Matrix Newworld |
| 3. Boswell Engineering | 19. Mott MacDonald |
| 4. Brinkerhoff Environmental Services | 20. Najarian Associates |
| 5. BRS, Inc. | 21. Pennoni |
| 6. CME Associates | 22. Potomac-Hudson Environmental |
| 7. E2PM | 23. Prestige Environmental |
| 8. ENGenuity Infrastructure, LLC | 24. PS&S |
| 9. EnSafe Inc. | 25. Remington & Vernick Engineers |
| 10. Excel Environmental Resources, Inc. | 26. Sovereign Consulting Inc. |
| 11. French and Parrello Associates | 27. Suburban Consulting Engineers |
| 12. GEI Consultants, Inc. | 28. T&M Associates |
| 13. GZA GeoEnvironmental, Inc. | 29. Tectonic |
| 14. H2M Associates, Inc. | 30. TRC |
| 15. Langan | 31. Whitman |
| 16. Lewis Consulting Group | |

WHEREAS, the Agency hereby certifies that funds are or will be available for the purpose of obtaining the Environmental Services; and

WHEREAS, the qualification term will be one (1) year, with fees for the Environmental Services varying from project to project, as shall be defined in subsequent authorization by the Board of Commissioners for such project,

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

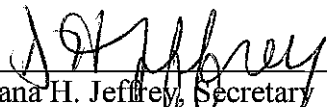
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The above-listed firms are hereby approved and qualified for one (1) year from the date hereof on an as-needed basis to provide the Environmental Services, subject to subsequent authorization by the Board of Commissioners, if and as needed, to enter into professional services agreement(s) with the Agency to provide Environmental Services, including but not limited to those identified in the RFQ.

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

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 August 18, 2020.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT(S) WITH COONEY BOVASSO REALTY ADVISORS, INC.; NEW JERSEY REALTY ADVISORY GROUP, LLC; INTEGRA REALTY RESOURCES; AND WADE APPRAISAL, LLC FOR APPRAISAL SERVICES IN ALL PROJECT AREAS

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law the Agency requires the use of appraisal services for various projects within the City; and

WHEREAS, on June 16, 2020, pursuant to the applicable provisions of the Local Public Contracts Law, *N.J.S.A. 40A:11-4.1 et seq.*, the Board of Commissioners for the Agency (the "**Board**") adopted Resolution No. 20-06-1 which authorized the Agency to utilize competitive contracting in lieu of public bidding to procure appraisal services; and

WHEREAS, on July 23, 2020, the Agency issued an Advertisement of Public Notice regarding the preparation of a Request for Proposal for Appraisal Services (the "**RFP**") to solicit qualified service providers in a fair and open manner with a submission deadline of August 12, 2020; and

WHEREAS, the Agency's RFP provided that the Agency would award a contract for a term of one year, with the option for renewal by the Agency for up to four (4) additional one-year terms, for a maximum of five (5) years; and

WHEREAS, the Agency's RFP provided that the Agency could award multiple contracts for appraisal services to multiple respondents to the RFP in the Agency's sole discretion; and

WHEREAS, in response to the RFP, the Agency received proposals from four (4) vendors offering to provide appraisal services, copies of which are on file with the Agency; and

WHEREAS, the Agency formed an evaluation committee (the "**Evaluation Committee**") to review the proposals; and

WHEREAS, the Evaluation Committee reviewed the Proposals and counsel for the Agency prepared a report in accordance with *N.J.S.A. 40A:11-4.5(d)* (the "**Evaluation Report**") evaluating the proposals and, in accordance with the RFP terms, recommending the award of multiple contracts for appraisal services; and

WHEREAS, based on the recommendations of the Evaluation Committee, the Agency desires to award contract(s) for appraisal services to the following respondent(s):

1. Cooney Bovasso Realty Advisors, Inc.
2. New Jersey Realty Advisory Group, LLC
3. Integra Realty Resources
4. Wade Appraisal, LLC

(collectively the "**Appraisers**"); and

WHEREAS, the contract(s) awarded shall be in accordance with the scope and rates set forth in each Appraiser's proposal; and

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

WHEREAS, notice of the award of the contracts shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-4.5(g)*,

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

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

Section 2. The Agency hereby authorizes the award of four (4) agreement(s) for appraisal services to the Appraiser(s) in accordance with the rates set forth in each Appraiser's proposal for an initial term of one (1) year, with the option for renewal by the Agency for up to four (4) additional one-year terms, for a maximum of five (5) years.

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

Section 4. The Chairman, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute any and all other documents necessary to effectuate this Resolution and to undertake all actions necessary to effectuate the Agreement(s) 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 August 18, 2020.


Diana H. Jeffrey, Secretary

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

M E M O R A N D U M

TO: Commissioners of Jersey City Redevelopment Agency
Diana Jeffrey, Esq., Executive Director

FROM: Evaluation Committee

DATE: August 18, 2020

RE: Evaluation Report for Contract for Appraisal Services

BACKGROUND

The Jersey City Redevelopment Agency (“**Agency**”) issued a “Request for Proposals for Property Appraisal Services” (“**RFP**”) pursuant to the competitive contracting process of the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-4.1 et seq. The objective of the RFP was to find either a vendor or multiple vendors to provide property appraisal services to the Agency on an as needed basis for projects and redevelopments for the term of the proposed contract(s). As set forth in the RFP, the respondents in response to the RFP must demonstrate that they have the capability and experience with providing appraisal services for residential, commercial and industrial properties and the ability to utilize different methodologies of appraisal including but not limited to Sales Comparison Approach, Cost Approach, and Income Capitalization Approach. In addition, the RFP provides that the Agency reserves the right to award the Contract for Appraisal Services to a single Respondent, multiple Respondents, or no Respondent. On August 12, 2020, the Agency received four (4) proposals from: Cooney Bovasso Realty Advisors, Inc. (“**Cooney Bovasso**”), New Jersey Realty Advisory Group, LLC (“**NJ Realty**”), Integra Realty Resources (“**Integra**”), and Wade Appraisals, LLC (“**Wade**”) (collectively, the “**Respondents**”).

SUMMARY OF PROPOSALS

As set forth below, each of the Respondents submitted a comprehensive proposal to the Agency with all the elements required in the RFP. Each of the Respondents has significant experience in providing appraisal services, as set forth below, in particular, with providing such services to public entities. The RFP defined the scope of work to be provided by the proposed Appraisal Company listing the scope of services as follows:

- Perform analysis to determine the estimated value of identified property which may require utilizing different appraisal methodologies.
- Prepare Appraisal Reports identifying the estimated value of the identified property and providing detailed explanation as to the basis for the estimated value.
- Perform any site visits or inspections as may be needed to provide for accurate appraisals of identified properties.
- Work with other professionals and vendors retained by the JCRA, as needed.
- Appear and/or testify as an expert witness, as needed.

- Handle all other customary activities and services associated with property appraisal services.
- Attendance and presentations at meetings of JCRA may be required.

Each of the Respondents' respective proposals provide detail on how the Respondent would perform each of these enumerated tasks. The proposed fee structures charged by each of the Respondents varied.

1. Cooney Bovasso.

Cooney Bovasso submitted a proposal whereby it listed a series of both private clients and governmental entities for which it has provided appraisal services, including a reference to City of Jersey City and the Agency. Cooney Bovasso proposed a billing rate range between \$2,500 and \$7,500 with an hourly rate of \$250 per hour.

2. NJ Realty.

NJ Realty submitted a proposal which included a reference list that included the Agency. NJ Realty provided two sample appraisal reports with its proposal, including: (i) an appraisal to the Carteret Redevelopment Agency for the potential acquisition of a three-unit residential building; and (ii) an appraisal to the Passaic County Public Works Committee appraising the value of a possible Permanent Emergency Access Easement, Temporary Construction Easement and a Permanent Slope Easement. For both the Carteret Redevelopment Agency appraisal, and the Passaic County Public Works Committee appraisal, NJ Realty used the Market Value Approach demonstrating its ability to utilize that methodology. NJ Realty proposed a billing rate range between \$1,500 and \$3,500 to be agreed upon prior to beginning each appraisal assignment based on the size and complexity of the assignment and an hourly rate of \$175 per hour for hearings and testimony.

3. Integra.

Integra submitted a proposal whereby it highlighted its prior experience providing appraisal services to the Agency listing over twenty-five properties for which it provided appraisals to the Agency. Integra demonstrated its ability to utilize various appraisal approaches by providing resumes for its Key Employees which show background and knowledge to the different appraisal methodologies as required in the Agency's RFP. Integra proposed a flat hourly fee of \$200 per hour, but agreed to stipulate to a "not to exceed" fee for each specific assignment for which it would be assigned.

4. Wade.

Wade submitted a proposal whereby it listed a series of governmental entities for which it has provided appraisal services, including a reference to City of Jersey City, including appraisals for the following types of properties: mixed-use properties; new construction apartment buildings; new construction mixed use building; garden/low-rise apartment; office buildings; school/university property; affordable housing development; proposed mixed-use property; new

construction mid/high-rise building; multi-family redevelopment site; apartment buildings; mid/high-rise apartment; apartment buildings; parking facility and retail condominium unit. Wade provided two sample appraisal reports for: (i) an Office Building in the City of Jersey City and (ii) an Affordable Housing Development. In both sample appraisals, Wade used the Income Capitalization and Sales Comparison Approach demonstrating its ability to utilize those methodologies. Wade also provided a sample appraisal report for an Affordable Housing Development. Wade proposed the following fee schedule:

Appraisal Report Fee Schedule

Vacant Land	\$1,500 & Up
Single-Family Dwellings	\$850 & Up
Two to Four-Family Dwellings	\$1,000 & Up
Commercial & Industrial Properties	\$1,800 & Up
Appraisal Review	\$650 & Up

Hourly Rates

Appraisal Preparation	\$175/Hour
Litigation Services	\$200/Hour
Transactional Support	\$200/Hour

EVALUATION PROCESS

Consistent with the evaluation process outlined in the RFP, an evaluation committee was formed to review and score each proposal received by the Agency and make a recommendation to the Agency regarding the award of the Contract or Contracts for Appraisal Services. Each member of the evaluation committee was to provide a score between 0 – 25 for each of the four criteria established in the RFP, including:

1. Qualifications, References and Capacity of Respondent
2. General Experience of Respondent Applicable to this RFP
3. Performance Metrics and Strategy/Approach
4. Fee Proposal

The members of the Evaluation Committee are: Elizabeth Vasquez, the Supervising Fiscal Officer for the Agency; Matthew Wielkottz, the Chief Financial Officer for the Agency; Christopher Fiore, Assistant Executive Director of the Agency; Jesamil Lozano, Assistant to the Executive Director of the Agency; and Diana Jeffrey, Esq. Executive Director of the Agency (collectively “**Evaluation Committee**”). Each member of the Evaluation Committee executed a Certification of “No Conflict of Interest” pursuant to N.J.A.C. 5:34-4.3(e), (f).

The Agency received the Respondents responses to the RFP on January 10, 2020. All the Respondents consented in writing to an extension of the Agency's time period for consideration of the Proposals in accordance with *N.J.S.A. 40A:11-4.5(e)*.

FINAL EVALUATION SCORING

The following chart outlines the scoring based on the evaluation forms prepared and provided by the members of the Evaluation Committee. The chart includes the average score for each criteria awarded to each Respondent with the total score reflecting the sum total of the averages for each criteria.

RESPONDENT	EVALUATION CRITERIA SCORING (AVERAGES)				TOTAL
	Qualifications, References and Capacity of Respondent	General Experience of Respondent Applicable to this RFP	Performance Metrics and Strategy/ Approach	Fee Proposal	
Cooney Bovasso	24.4	22.4	22.4	20.8	90
Integra	24.4	24.2	23.6	22.2	94.4
NJ Realty	22.6	22.6	21.6	23	89.8
Wade	22	21.6	21.6	24	89.2

RECOMMENDATION

Based on the close range of scores for the Respondent, it is the recommendation of this Report that the Agency select award Contracts for Appraisal Services to all four (4) of the Respondents for a term of one year. Based on the submitted proposals, all four Respondents have the sufficient experience, including experience with either the City of Jersey City or the Agency to meet the needs of the Agency. In addition, all four Respondents have demonstrated knowledge and the ability to utilize the difference appraisal methodologies provided for in the Agency's RFP. The variety of fee structures in the proposals offers the Agency different billing options from which the Agency can utilize on a case by case basis for any particular project where the appraisal services may be required.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CHANGE ORDER #1 WITH SILAGY CONTRACTING, LLC FOR
MAINTENANCE OF AGENCY-OWNED PROPERTIES WITHIN ALL
PROJECT AREAS**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the Jersey City Redevelopment Agency (the “**Agency**”) owns various properties throughout the City of Jersey City; and

WHEREAS, in order to properly maintain such properties, the Agency requires lot clean-up services and maintenance services, including but not limited to cutting grass, clearing the property of all garbage, litter and debris and properly disposing of same (the “**Services**”); and

WHEREAS, the Agency previously requested bids for performance of the Services and received a bid from Silagy Contracting, LLC (the “**Contractor**”) setting forth the Contractor’s proposed rates for performance of the Services at the properties indicated in the Agency’s Request for Bids (the “**RFB**”); and

WHEREAS, pursuant to Resolution No. 19-09-04 adopted on September 24, 2019, as clarified by Resolution No. 19-11-19 adopted on November 18, 2019, and in accordance with the Agency’s bid specifications, the Board of Commissioners of the Agency awarded and the parties entered into Contract No. 19-11-PO17 (the “**Contract**”) for an amount not to exceed \$107,220.00 (the “**Initial Contract Amount**”) for maintenance of the properties indicated in the Agency’s RFB; and

WHEREAS, since entering into the Contract, the Agency has acquired additional properties identified on the City’s official tax map as Block 19003, Lots 1, 2, 3, 4, 5, 6, and 7, commonly known as 309-323 Johnston Avenue; Block 25001, Lot 68.01, commonly known as 174-178 Martin Luther King, Jr. Drive; and Block 18602, Lot 3, commonly known as 574 Communipaw Avenue (the “**Additional Properties**”); and

WHEREAS, pursuant to the terms of the RFB and the Contract, the Agency and Contractor have negotiated and agreed to rates for the provision of Services at the Additional Properties, as set forth in Contractor’s proposal dated August 13, 2020, a copy of which is on file with the Agency; and

WHEREAS, pursuant to the proposal, the cost to perform the Services shall not exceed \$8,400.00 for 309-323 Johnston Avenue, \$2,050.00 for 174-178 Martin Luther King, Jr. Drive, and shall not exceed \$240.00 for 574 Communipaw, for a total increase of the Initial Contract Amount by \$10,690.00; and

WHEREAS, the Contractor shall perform the Services at the Additional Properties in accordance with the terms and frequency set forth in the Contract, or as otherwise instructed by the Agency; and

WHEREAS, the Agency desires to authorize Change Order #1 to the Contract in order to incorporate the rates for Contractor’s performance of the Services at the Additional Properties; 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:

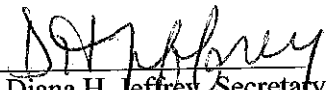
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Change Order #1 is hereby approved, for a new total Contract amount of \$117,910.00.

Section 3. 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 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 August 18, 2020.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY EXTENDING THE
CONDITIONAL DESIGNATION OF YORK STREET
WEST LLC AS THE DESIGNATED SUB-
REDEVELOPER OF BLOCK 13805, LOTS 4, 5, 6, 7
AND 8 WITHIN THE BATES STREET
REDEVELOPMENT AREA**

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

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

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

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

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

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

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

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

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

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

WHEREAS, on April 21, 2020, the JCRA adopted Resolution No. 20-04-2, conditionally designating York Street Properties as Sub-Redeveloper and authorizing entry into a sub-redeveloper agreement with same until August 13, 2020, subject to one 30 day extension by the Executive Director; and

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

WHEREAS, the JCRA desires to extend the Sub-Redeveloper's conditional designation as sub-redeveloper of the property for an additional 60 day period, subject to one 30 day extension by the Executive Director, in order to allow the foregoing negotiations to be completed.

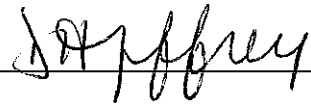
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency:

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The conditional designation as sub-redeveloper of the Property previously granted to Sub-Redeveloper is hereby extended until October 31, 2020, which period may be extended if necessary in the sole discretion of the Executive Director for an additional period of up to 30 days, to allow the JCRA, Master Redeveloper, and Sub-Redeveloper to complete negotiations and enter into a Sub-Redeveloper Agreement for the redevelopment of the York Street Properties.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute documents necessary to effectuate the

purposes of this Resolution subject only to review and approval of the JCRA's counsel.

4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
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 their Regular Meeting of August 18, 2020.



SECRETARY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF MECCA REALTY DEVELOPMENT LLC AS THE DESIGNATED SUB-REDEVELOPER OF BLOCK 13802, LOTS 3, 4, 5, 6, 7, 9, 19, 11, 20, 22 AND 23, BLOCK 13801, LOTS 1, 2, 3 AND 4, AND BLOCK 13801, LOTS 9, 10, 11, 13, 14 AND 15 WITHIN THE BATES STREET REDEVELOPMENT AREA

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

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

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

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

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

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

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

WHEREAS, on or about November 15, 2018, Mecca Realty Development LLC ("Sub-Redeveloper") made an application to the JCRA to enter into a Sub-Redeveloper Agreement with the JCRA and the Master Redeveloper relative to Block 13802, Lots 3, 4, 5, 6, 7, 9, 19, 11, 20, 22 and 23 (28 Center Street), Block 13801, Lots 1, 2, 3 and 4 (466 Grand Street), and Block 13801, Lots 9, 10, 11, 13, 14 and 15 (448 Grand Street) (collectively the "Mecca Properties"); and

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

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

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

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

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

WHEREAS, on April 21, 2020, the JCRA adopted Resolution No. 20-04-3, extending the foregoing conditional designation until August 13, 2020, subject to one 30 day extension by the Executive Director; and

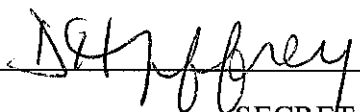
WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the JCRA, Master Redeveloper and Sub-Redeveloper desire to continue negotiations for the entry of a Sub-Redeveloper Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment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

WHEREAS, the JCRA desires to extend the Sub-Redeveloper's conditional designation as sub-redeveloper of the property for an additional 60 day period, subject to one 30 day extension by the Executive Director, in order to allow the foregoing negotiations to be completed.

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The conditional designation as sub-redeveloper of the Property previously granted to Sub-Redeveloper is hereby extended until October 31, 2020, which period may be extended if necessary in the sole discretion of the Executive Director for an additional period of up to 30 days, to allow the JCRA, Master Redeveloper, and Sub-Redeveloper to complete negotiations and enter into a Sub-Redeveloper Agreement for the redevelopment of the Mecca Properties.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute documents necessary to effectuate the purposes of this Resolution subject only to review and approval of the JCRA's counsel.
4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the JCRA.
6. This Resolution shall take effect immediately.

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


SECRETARY

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	✓			

REVISIONS

SEE SHEET

SEE SHEET 126



ARH - CDH24GA279.35300

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=50' AUGUST 2006
RICHARD A. MORALE, P.E., P.L.S.
T & M ASSOCIATES

TAX MAP

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

140 ASSOCIATES
11 TIMDAL ROAD, MIDDLLETOWN TOWNSHIP
NEW JERSEY 07146

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING A
SUB-REDEVELOPMENT AGREEMENT WITH
PEGASUS ENTERPRISES LLC FOR BLOCK 13802,
LOTS 12, 13, 14, 15, 16, 17, 18 AND 19 (100 COLDEN
STREET) WITHIN THE BATES STREET
REDEVELOPMENT AREA**

WHEREAS, pursuant to N.J.S.A. 40A:12A-11 of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), as amended and supplemented (the "**LRHL**"), the Jersey City Redevelopment Agency (the "**JCRA**") is established as an instrumentality of the City of Jersey City (the "**City**"), with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-5, the City designated a delineated area as an area in need of redevelopment known as the Bates Street Redevelopment Area ("**Redevelopment Area**") and adopted the Bates Street Redevelopment Plan ("**Redevelopment Plan**"), as amended, which is on file with the Office of the City Clerk; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8, the JCRA is authorized to enter into contracts or agreements for the planning, construction or undertaking of any development project or redevelopment work in a designated area in need of redevelopment; and

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

WHEREAS, on February 26, 2018, the JCRA and the Master Redeveloper entered into a Redevelopment Agreement (the "**Master Redevelopment Agreement**"); and

WHEREAS, Pegasus Enterprises LLC (the "**Sub-Redeveloper**") is the sole owner of certain parcels of real property shown on the official tax map of the City as Block 13802, Lots 12, 13, 14, 15, 16, 17, 18 and 19 (100 Colden Street) (the "**Pegasus Properties**"), which are located within the Redevelopment Area; and

WHEREAS, on or about April 21, 2019, the Sub-Redeveloper made an application to the JCRA to enter into a Sub-Redeveloper Agreement with the JCRA and the Master Redeveloper relative to the Pegasus Properties; and

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

WHEREAS, on August 20, 2019, pursuant to Resolution No. 19-08-9, the JCRA designated the Sub-Redeveloper as the sub-redeveloper of the Pegasus Properties within the Redevelopment Area on the condition that its claims in the matter of Docket No. HUD-L-000625-19 are dismissed as to all defendants and a Sub-Redeveloper Agreement is entered between the JCRA, Master Redeveloper and Sub-Redeveloper; and

WHEREAS, on or about September 27, 2019, Sub-Redeveloper dismissed its claims as to all defendants in the matter of Docket No. HUD-L-000625-19; and

WHEREAS, on December 30, 2019, pursuant to Resolution No. P16-084.1, the Planning Board approved the application filed by Sub-Redeveloper for Final Major Site Plan Amendment with Deviations, to amend approvals regarding the Pegasus Properties; and

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

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

WHEREAS, on April 21, 2020, pursuant to Resolution No. 20-04-01, the JCRA again designated Pegasus Enterprises LLC as the Sub-Redeveloper of the Pegasus Properties; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the JCRA, Master Redeveloper and Sub-Redeveloper desire to enter into this Sub-Redeveloper Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to redevelopment of the Pegasus Properties, and provide Sub-Redeveloper the opportunity to undertake the redevelopment of the Pegasus Properties, pursuant to the requirements of the Redevelopment Plan; and

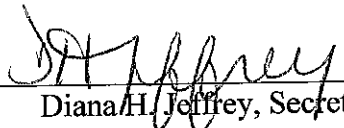
WHEREAS, simultaneously with the execution of this Agreement, the Master Redeveloper and Sub-Redeveloper are entering into a Right of First Refusal Agreement pertaining to the Pegasus Properties.

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 JCRA hereby approves the Sub-Redevelopment Agreement with Pegasus Enterprises LLC, a form of which is attached hereto and made part hereof as Exhibit A.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute the approved Sub-Redevelopment Agreement and any other associated documents necessary to effectuate the purposes of this Resolution subject only to review and approval of JCRA counsel.
4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the JCRA.
6. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

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

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

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

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

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

WHEREAS, on January 15, 2019, the Board of Commissioners of the Agency adopted Resolution No. 19-01-11 conditionally designating Rajiv Soin, or an entity formed by him (the "**Redeveloper**") as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 20-06-08 adopted on June 16, 2020; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until September 30, 2020 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.

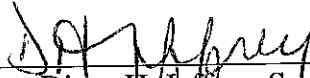
Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until September 30, 2020 to allow the Agency and the

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 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 their Regular Meeting of August 18, 2020.


Diana H. Jeffrey, Secretary

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

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

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

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

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

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

WHEREAS, on February 18, 2020, by Resolution No. 20-02-16, the JCRA extended the Redeveloper's designation for a period of one hundred twenty (120) days until June 30, 2020, which expiration was permitted to be extended if necessary in the sole discretion of the JCRA's Executive Director for one (1) additional period of thirty (30) days to July 30, 2020; and

WHEREAS, the JCRA wishes to grant a third extension of the Redeveloper's designation as redeveloper of the Property for a period of ninety (90) days until November 16, 2020, which expiration shall be permitted to be extended if necessary in the sole discretion of the JCRA's Executive Director for one (1) additional period of thirty (30) days to December 16, 2020; and

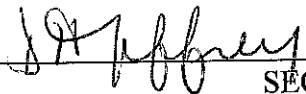
WHEREAS, the JCRA further wishes to enter into a funding agreement with the Redeveloper (the "Funding Agreement") to effectuate the funding of an escrow account

and procedures for the payment therefrom of moneys to pay the JCRA's costs and expenses incurred in undertaking pre-development activities, including negotiation of a redevelopment agreement and other related actions.

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 for a period of ninety (90) days until November 16, 2020, which expiration shall be permitted to be extended if necessary in the sole discretion of the JCRA's Executive Director for one (1) additional period of thirty (30) days to December 16, 2020.
3. The JCRA is hereby authorized to execute a Funding Agreement with the Redeveloper, in a form acceptable to the JCRA in consultation with counsel.
4. 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.
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 August 18, 2020.


SECRETARY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH WALLABOUT REALTY HOLDING, LLC FOR THE REDEVELOPMENT OF BLOCK 19901, LOTS 2, 3, 4, 5, 6, 7, 42, 43 AND 44, LOCATED ON WOODWARD STREET AND VAN HORNE STREET, WITHIN THE MORRIS CANAL 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 Morris Canal Redevelopment Area (the “Redevelopment Area”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Morris Canal Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “Redevelopment Plan”); and

WHEREAS, certain properties located on Woodward Street and Van Horne Street, identified on the City’s tax maps as Block 19901, Lots 2, 3, 4, 5, 6, 7, 42, 43, and 44 (collectively, the “Property”), are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, pursuant to Resolution No. 19-03-14, the Agency and Wallabout Realty Holding, LLC (the “Redeveloper”) entered into that certain Redevelopment Agreement dated March 19, 2019 (the “Redevelopment Agreement”) for the redevelopment of the Property with a project consisting of a one hundred seventy (170) residential rental units in an eight (8) story building consisting of seven (7) stories of residential floors over two (2) stories of parking, one partially below grade and one at grade, infrastructure improvements as required by the Redevelopment Plan, including but not limited to a new public right of way connecting existing Woodward Street and existing Van Horne Street, and the provision of affordable housing units, all as further described in the Redevelopment Agreement and in accordance with the Redevelopment Plan (the “Project”); and

WHEREAS, as set forth in the Redevelopment Agreement, Redeveloper has agreed to pay certain fees and contributions, including an administrative fee of \$30,000 per year for the term of the Redevelopment Agreement (the “Administrative Fee”) and a separate contribution of \$324,000 (the “Redeveloper Contribution”), which is payable in three (3) installments of \$108,000 each; and

WHEREAS, Redeveloper has requested certain amendments to the payment schedules set forth in the Redevelopment Agreement; and

WHEREAS, Redeveloper remitted the first installment of the Redeveloper Contribution, in the amount of \$108,000, on or before August 14, 2020; and

WHEREAS, Section 2.14 of the Redevelopment Agreement shall be amended (i) to reflect that the first installment of the Redeveloper Contribution was paid on or before August 14, 2020, and (ii) such that Redeveloper shall be required to pay the second installment of the Redeveloper Contribution either in the amount of \$108,000, if paid within forty-five (45) days after issuance of the first building permit for the Project, or in the amount of \$118,000, if paid between forty-six (46) and ninety (90) days after issuance of the first building permit; and

WHEREAS, the Redeveloper has requested to amend Section 2.05(b) of the Redevelopment Agreement such that the deadline for payment of the Administrative Fee for the year 2020 only shall be extended to September 19, 2020; and

WHEREAS, the Redevelopment Agreement shall be further amended such that if Redeveloper fails to timely pay any Redeveloper Contribution installment or Administrative Fee payment, then all other amounts under the Redevelopment Agreement shall become immediately due and payable; and

WHEREAS, starting on August 19, 2020, if Redeveloper fails to pay any portion of any sum payable under the Redevelopment Agreement, as same shall become due and payable, the unpaid amount due shall accrue a penalty of five percent (5%) interest; 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, including but not limited to the due date and amount of the third installment of the Redeveloper Contribution and the due date(s) of all future Administrative Fees,

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 in order to modify the payment schedules for the 2020 Administrative Fee and the Redeveloper Contribution and to impose certain additional requirements in the event of late payment of any portion of any sum payable under the Redevelopment Agreement.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the First Amendment to 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 4. The Chair, 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 August 18, 2020.


DIANA H. JEFFREY, SECRETARY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING A GRANT OF EASEMENT WITH PUBLIC SERVICE ELECTRIC AND GAS COMPANY FOR GAS LINE TO THE PAVILION IN BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") is the owner of certain real property identified on the City tax map as Block 18901, Lot 1.01 (the "Property") within the Morris Canal Redevelopment Area which is the location of Berry Lane Park; and

WHEREAS, the Agency has asked Public Service Electric and Gas Company ("PSE&G") to install a gas line to provide service to the Pavilion in Berry Lane Park; and

WHEREAS, PSE&G has requested that the Agency grant a permanent easement to PSE&G through the Property so that PSE&G can install, access, and maintain this gas line; and

WHEREAS, the Agency has determined that it is necessary to grant this easement to PSE&G for these purposes.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby approves and authorizes the Grant of Easement with PSE&G in substantially the form attached hereto and authorizes the Agency's Executive Director, Chairman, Vice Chairman and/or Secretary to execute this Grant of Easement 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 Grant of Easement to the Agency's redevelopment counsel, David A. Clark, Esq., at Gluck Walrath, LLP, 4 Paragon Way, Suite 400, Freehold NJ 07728 and to Corporate Properties, PSEG Services Corporation, 80 Park Plaza, 6th, Newark, New Jersey 07102.

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 August 18, 2020.


SECRETARY

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

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

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

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

WHEREAS, on February 18, 2020, the Jersey City Redevelopment Agency (the "**Agency**") adopted Resolution No. 20-02-22 conditionally designating the Redeveloper as redeveloper of the Property; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until October 31, 2020, which date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, so that the Agency and 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 October 31, 2020, which date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

Section 3. The 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 August 18, 2020.


Diana H. Jeffrey, Secretary

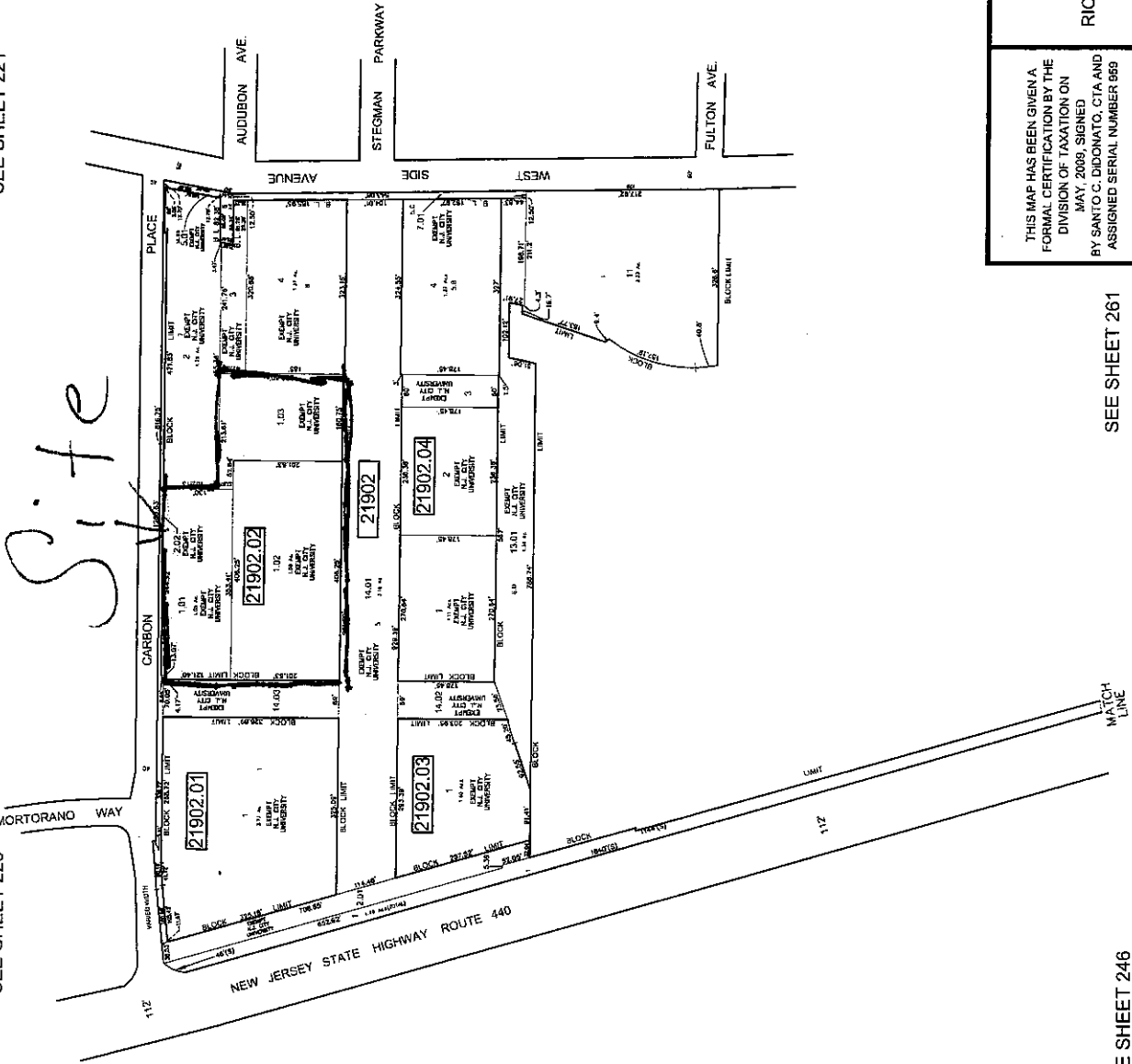
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene	✓			
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

REVISIONS			
DATE	BY	DESCRIPTION	LOT
12/2/09	CHARLES A. ARNESSEN	21902.01	1
12/2/09	CHARLES A. ARNESSEN	21902.02	1
12/2/09	CHARLES A. ARNESSEN	21902.03	1
12/2/09	CHARLES A. ARNESSEN	21902.04	1

SEE SHEET 220

SEE SHEET 221

Site



SEE SHEET 217 SEE SHEET 228 SEE SHEET 238 SEE SHEET 247

SEE SHEET 219

THIS MAP WAS CREATED USING COMPUTER AIDED
DATA PROVIDED BY THE TAXPAYER'S COUNTY

TAX MAP

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

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

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 869

SEE SHEET 261

SEE SHEET 246

APP. - CDP2400 09/13/09

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF BEES CONSTRUCTION, LLC AS THE
REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS
BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN
STREET, WITHIN THE TURNKEY REDEVELOPMENT AREA**

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

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

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

WHEREAS, certain property identified on the City’s tax maps as Block 25101, Lot 6, commonly known as 199 Stegman Street (the “**Property**”), is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, on March 19, 2019, the Agency adopted Resolution No. 19-03-16 (the “**Designation Resolution**”) designating Bees Construction, LLC (the “**Redeveloper**”), as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 20-SP04-11 adopted on April 1, 2020; and

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

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until November 30, 2020, which expiration date may

be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

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

Section 4. This Resolution shall take effect immediately.

Certified to be 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 August 18, 2020.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PHOENIX REAL ESTATE PARTNERS LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 22102, LOTS 23, 24 AND 25, COMMONLY KNOWN AS 311 WEST SIDE AVENUE, 315 WEST SIDE AVENUE AND 2 FISK STREET(A/K/A 305 WEST SIDE AVENUE), IN THE WEST SIDE AVENUE REDEVELOPMENT AREA

WHEREAS, pursuant to Ordinance No. 12-099 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 West Side Avenue Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the West Side Avenue Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, Phoenix Real Estate Partners LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Area identified in the Redevelopment Plan as Block 22102, Lots 23, 24 and 25 on the official tax maps of the City, commonly known as 311 West Side Avenue, 315 West Side Avenue and 2 Fisk Street (the “**Property**”); and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Property one unified six story structure with 29 parking spaces on the ground floor, 8,464 square feet of retail space facing West Side Avenue, and 108 apartments, along with a rooftop garden/lounge area, as well as a residence club room and a gym (the “**Project**”); and

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

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

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

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

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

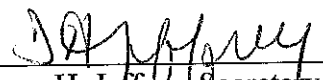
Section 3. Phoenix Real Estate Partners LLC is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on November 30, 2020, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion, *provided, however*, that designation of Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 4. If, by November 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 Phoenix Real Estate Partners LLC, as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

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 August 18, 2020.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
EMPLOYMENT AGREEMENT WITH DIANA H. JEFFREY AS
EXECUTIVE DIRECTOR AND SECRETARY OF THE AGENCY**

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency has a responsibility to implement projects that foster residential, commercial and industrial redevelopment and rehabilitation within the City, which requires stability and continuity; and

WHEREAS, pursuant to the Redevelopment Law, a redevelopment agency shall appoint an executive director with certain educational and professional qualifications; and

WHEREAS, Diana H. Jeffrey's education and professional experience meet or exceed the statutory qualifications set forth in the Redevelopment Law for the position of executive director and secretary of a redevelopment agency; and

WHEREAS, the current employment agreement with Diana H. Jeffrey is set to expire on August 21, 2020; and

WHEREAS, it is in the best interest of the Agency to enter into an employment agreement with Diana H. Jeffrey (the "**Employment Agreement**") for the position of Executive Director and Secretary of the Agency, on substantially the same terms and conditions as the existing employment agreement,

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

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

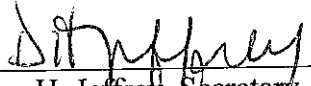
Section 2. The Board of Commissioners hereby approves the Employment Agreement between the Board of Commissioners of the Agency and Diana H. Jeffrey for serves as Executive Director and Secretary of the Agency.

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

Section 4. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions necessary to effectuate 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 August 18, 2020.

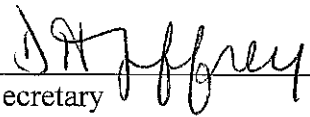

Diana H. Jeffrey, Secretary

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

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

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

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


Secretary

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

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
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
21 CONTRACTING LLC								
21 CONTRACTING LLC	8/18/2020	6/10/2020	1085	Gate Install - 19 Clinton Avenue	\$2,200.00	\$0.00		\$2,200.00
21 CONTRACTING LLC	8/18/2020	6/10/2020	1085-1	Gate Install - 91 Harrison Avenue	\$1,225.00	\$0.00		\$1,225.00
				Totals for 21 CONTRACTING LLC:	\$3,425.00	\$0.00		\$3,425.00
66 YORK STREET, LLC								
66 YORK STREET, LLC	8/18/2020	8/10/2020	September 2020	Electric Utility Payment - 66 York St	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	8/18/2020	8/10/2020	September 2020	Operating Expenses - 66 York St	\$273.94	\$0.00		\$273.94
66 YORK STREET, LLC	8/18/2020	8/10/2020	September 2020	Office Rent - 66 York St	\$10,027.54	\$0.00		\$10,027.54
				Totals for 66 YORK STREET, LLC:	\$10,950.00	\$0.00		\$10,950.00
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	8/18/2020	7/13/2020	1245527	Deductible for Joyce McNeil	\$1,536.05	\$0.00		\$1,536.05
				Totals for ADMIRAL INSURANCE COMPANY:	\$1,536.05	\$0.00		\$1,536.05
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	8/18/2020	7/16/2020	July 2020	Scarfild Services - 84 Sip Avenue	\$2,550.00	\$0.00		\$2,550.00
ADVANCED SCAFFOLD SERVICES LLC	8/18/2020	8/13/2020	August 2020	Scarfild Services - 84 Sip Avenue	\$2,550.00	\$0.00		\$2,550.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$5,100.00	\$0.00		\$5,100.00
AFLAC								
AFLAC	8/18/2020	8/13/2020	057663	Employee Deductions Per September 202 Pa	\$1,006.20	\$0.00		\$1,006.20
				Totals for AFLAC:	\$1,006.20	\$0.00		\$1,006.20
AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA								
AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA	8/18/2020	7/15/2020	Insurance	Flood Insurance for 180 9th Street	\$3,806.00	\$0.00		\$3,806.00
				Totals for AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA:	\$3,806.00	\$0.00		\$3,806.00
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	8/18/2020	5/6/2020	4185991	Legal Services - Ash Street Redevelopment	\$962.50	\$0.00		\$962.50
				Totals for ARCHER & GREINER, P.C.:	\$962.50	\$0.00		\$962.50
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT SOLUTIONS	8/18/2020	7/28/2020	4842	Oversight & Mgmt Services for EPA Multipu	\$2,435.00	\$0.00		\$2,435.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	8/18/2020	7/28/2020	4841	Environmental Assessment- 408-420 Commu	\$306.25	\$0.00		\$306.25
BROWNFIELD REDEVELOPMENT SOLUTIONS	8/18/2020	7/28/2020	4839	Oversight & Mgmt Services for EPA Petro. A	\$495.00	\$0.00		\$495.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	8/18/2020	7/28/2020	4843	Morris Canal Greenway - Implementation Pl	\$3,509.50	\$0.00		\$3,509.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	8/18/2020	7/22/2020	4871	LWCF 2020 Grant Preparation	\$2,000.00	\$0.00		\$2,000.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	8/18/2020	7/28/2020	4838	Environmental Support Services for Grand Je	\$2,705.00	\$0.00		\$2,705.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	8/18/2020	7/28/2020	4840	Oversight & Mgmt Services for EPA Haz. Su	\$705.00	\$0.00		\$705.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$12,155.75	\$0.00		\$12,155.75
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNOLOGY	8/18/2020	7/10/2020	764-06.20	Environmental Services at Ocean & Dwight	\$11,859.65	\$0.00		\$11,859.65
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$11,859.65	\$0.00		\$11,859.65

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	8/18/2020	8/12/2020	Replenishment	Petty Cash	\$182.00	\$0.00		\$182.00
				Totals for CASH:	\$182.00	\$0.00		\$182.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	8/18/2020	8/13/2020	May & June	Expense Reimbursement	\$177.05	\$0.00		\$177.05
				Totals for CHRISTOPHER FIORE:	\$177.05	\$0.00		\$177.05
CME ASSOCIATES								
CME ASSOCIATES	8/18/2020	6/28/2020	262640	Engineering Services - Condemnation Study /	\$979.00	\$0.00		\$979.00
CME ASSOCIATES	8/18/2020	7/30/2020	264853	Engineering Services - Berry Lane/Pavillion	\$14,366.95	\$0.00		\$14,366.95
CME ASSOCIATES	8/18/2020	7/30/2020	264854	Engineering Services - Berry Lane/Skate Park	\$12,753.10	\$0.00		\$12,753.10
				Totals for CME ASSOCIATES:	\$28,099.05	\$0.00		\$28,099.05
COMCAST								
COMCAST	8/18/2020	7/16/2020	354-3248876	Internet Service at 665 Ocean Avenue	\$585.64	\$0.00		\$585.64
COMCAST	8/18/2020	8/5/2020	August	25 Journal Square Account #8499 05 354 369	\$129.41	\$0.00		\$129.41
				Totals for COMCAST:	\$715.05	\$0.00		\$715.05
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	8/18/2020	7/14/2020	102	July 2020 - Maintenance Fee	\$154.04	\$0.00		\$154.04
CRYSTAL POINT CONDOMINIUM A	8/18/2020	8/11/2020	103	August 2020 - Maintenance Fee	\$154.04	\$0.00		\$154.04
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$308.08	\$0.00		\$308.08
DIANA JEFFREY								
DIANA JEFFREY	8/18/2020	7/29/2020	Dental	Dental Reimbursement - Dependent	\$225.00	\$0.00		\$225.00
DIANA JEFFREY	8/18/2020	8/13/2020	Dental	Dental Reimbursement - Self	\$148.00	\$0.00		\$148.00
				Totals for DIANA JEFFREY:	\$373.00	\$0.00		\$373.00
DRESHDNER ROBIN ENVIRON MGMT								
DRESHDNER ROBIN ENVIRON MGMT	8/18/2020	7/17/2020	16284	Berry Lane Park- Environmental Services	\$6,070.25	\$0.00		\$6,070.25
DRESHDNER ROBIN ENVIRON MGMT	8/18/2020	7/17/2020	16283	Berry Lane Park- Environmental Services	\$6,999.00	\$0.00		\$6,999.00
DRESHDNER ROBIN ENVIRON MGMT	8/18/2020	7/10/2020	16233	Berry Lane Park - Transition Design Services	\$240.00	\$0.00		\$240.00
DRESHDNER ROBIN ENVIRON MGMT	8/18/2020	6/8/2020	16093	Berry Lane Park- Environmental Services	\$1,152.00	\$0.00		\$1,152.00
				Totals for DRESHDNER ROBIN ENVIRON MGMT:	\$14,461.25	\$0.00		\$14,461.25
FEDERAL EXPRESS								
FEDERAL EXPRESS	8/18/2020	8/10/2020	7-088-86839	Overnight Deliveries	\$404.74	\$0.00		\$404.74
				Totals for FEDERAL EXPRESS:	\$404.74	\$0.00		\$404.74
FUSION CREATIVE								
FUSION CREATIVE	8/18/2020	7/19/2020	3046	Additional Docs for BLP page & Gravity For	\$937.50	\$0.00		\$937.50
				Totals for FUSION CREATIVE:	\$937.50	\$0.00		\$937.50
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	8/18/2020	7/28/2020	44220	Legal Services - Jai Bajrangji Invest, LLC	\$52.50	\$0.00		\$52.50

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
GLUCK WALRATH LLP	8/18/2020	7/28/2020	44221	Legal Services - Cara Squared, LLC - 306 Ber	\$27.50	\$0.00		\$27.50
GLUCK WALRATH LLP	8/18/2020	7/28/2020	44219	Legal Services - Bright & Varick UR Co, LLC	\$283.49	\$0.00		\$283.49
GLUCK WALRATH LLP	8/18/2020	7/28/2020	44218	Legal Services - 92-94 Stegman St	\$165.00	\$0.00		\$165.00
GLUCK WALRATH LLP	8/18/2020	7/28/2020	44223	Legal Services - 454 Palisade Avenue	\$412.50	\$0.00		\$412.50
GLUCK WALRATH LLP	8/18/2020	7/28/2020	44217	Legal Services - 201 New York Avenue	\$82.50	\$0.00		\$82.50
				Totals for GLUCK WALRATH LLP:	\$1,023.49	\$0.00		\$1,023.49
GRO ARCHITECTS								
GRO ARCHITECTS	8/18/2020	6/30/2020	405OceanComm_063	Architectural Design Services- 405 Ocean Ave	\$2,700.00	\$0.00		\$2,700.00
				Totals for GRO ARCHITECTS:	\$2,700.00	\$0.00		\$2,700.00
Hudson County Economic Development Corporation								
Hudson County Economic Development	8/18/2020	8/12/2020	Loan Payment #2	Loan Payment #2 - BLP Brownfields Loan	\$55,572.45	\$0.00		\$55,572.45
				Totals for Hudson County Economic Development Corporation:	\$55,572.45	\$0.00		\$55,572.45
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORI	8/18/2020	7/13/2020	30308307348913	Water & Sewer- 25 Journal Sq - 30308307348	\$108.52	\$0.00		\$108.52
JC MUNICIPAL UTILITIES AUTHORI	8/18/2020	7/14/2020	30306348540000	Water & Sewer- 665 Ocean Av- 30306348540	\$98.28	\$0.00		\$98.28
JC MUNICIPAL UTILITIES AUTHORI	8/18/2020	7/11/2020	30309320562951	Water & Sewer- 25 Journal Sq - [F/L]- 303093	\$1,137.13	\$0.00		\$1,137.13
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$1,343.93	\$0.00		\$1,343.93
JERSEY CITY DEPT. OF PUBLIC WORKS								
JERSEY CITY DEPT. OF PUBLIC WOI	8/18/2020	8/3/2020	2	Redevelopment Gas Usage - Jan 2020-July 31	\$90.76	\$0.00		\$90.76
JERSEY CITY DEPT. OF PUBLIC WOI	8/18/2020	7/29/2020	1	Redevelopment Gas Usage - Jan 2019-Dec 20	\$518.45	\$0.00		\$518.45
				Totals for JERSEY CITY DEPT. OF PUBLIC WORKS:	\$609.21	\$0.00		\$609.21
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	8/18/2020	7/16/2020	07641	Repairs at 665 Ocean Avenue	\$525.00	\$0.00		\$525.00
				Totals for Kassim Handyman Service, LLC:	\$525.00	\$0.00		\$525.00
LABRON COLLINS								
LABRON COLLINS	8/18/2020	8/3/2020	August 2020	Dental Reimbursement	\$152.50	\$0.00		\$152.50
				Totals for LABRON COLLINS:	\$152.50	\$0.00		\$152.50
LM PLAZA 4A PARKING LLC								
LM PLAZA 4A PARKING LLC	8/18/2020	8/11/2020	September	Monthly Rent - Monthly #1707	\$4,304.40	\$0.00		\$4,304.40
				Totals for LM PLAZA 4A PARKING LLC:	\$4,304.40	\$0.00		\$4,304.40
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173688	Legal Services - 125 Monitor Street	\$4,433.00	\$0.00		\$4,433.00
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173693	Legal Services - 8 Aetna	\$3,038.00	\$0.00		\$3,038.00
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173699	Legal Services - Scatter Site	\$2,700.00	\$0.00		\$2,700.00
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173700	Legal Services - Western Gateway	\$3,441.00	\$0.00		\$3,441.00
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173687	Legal Services - Berry Lane Park	\$2,537.50	\$0.00		\$2,537.50
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173697	Legal Services - 360 9th St / 367 10th St	\$5,208.00	\$0.00		\$5,208.00
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173694	Legal Services - Brandywine	\$3,320.82	\$0.00		\$3,320.82
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173692	Legal Services - 405-407 Ocean Avenue	\$2,502.50	\$0.00		\$2,502.50

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
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173701	Legal Services - One Grove Street	\$2,082.36	\$0.00		\$2,082.36
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173689	Legal Services - Argent Venture/Johnson Vie	\$5,084.00	\$0.00		\$5,084.00
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173690	Legal Services - Johnston Station	\$3,450.00	\$0.00		\$3,450.00
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173691	Legal Services - Argent / Aetna Monmouth	\$30,017.88	\$0.00		\$30,017.88
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173696	Legal Services - Hampshire	\$2,232.00	\$0.00		\$2,232.00
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173703	Legal Services - Terzeto Redevelopment Pro	\$10,230.04	\$0.00		\$10,230.04
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173695	Legal Services - Nandan-Homestead	\$2,511.00	\$0.00		\$2,511.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$82,788.10	\$0.00		\$82,788.10
METLIFE	8/18/2020	8/11/2020	9/18/20	Deferred Salary Per Pay Period Ending	\$450.00	\$0.00		\$450.00
METLIFE	8/18/2020	8/11/2020	9/4/20	Deferred Salary Per Pay Period Ending	\$450.00	\$0.00		\$450.00
Totals for METLIFE:					\$900.00	\$0.00		\$900.00
ML, INC.	8/18/2020	8/3/2020	Payment No. 9	Berry Lane Park - Phase V I- Pavillion & Site 1	\$245,256.47	\$0.00		\$245,256.47
ML, INC.	8/18/2020	8/3/2020		Totals for ML, INC.:	\$245,256.47	\$0.00		\$245,256.47
MOISHE'S MOVING SYSTEMS	8/18/2020	8/11/2020	September 2020	Storage at Day St - Rent September	\$700.00	\$0.00		\$700.00
Totals for MOISHE'S MOVING SYSTEMS:					\$700.00	\$0.00		\$700.00
Nay's Cleaning Company LLC	8/18/2020	8/9/2020	14	Cleaning & Supplies for 66 York	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	8/18/2020	7/26/2020	11	Cleaning & Supplies for 66 York	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	8/18/2020	8/2/2020	12	Cleaning & Supplies for 66 York	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	8/18/2020	8/3/2020	13	Cleaning & Supplies for 665 Ocean Av- 1 Bdr	\$2,300.00	\$0.00		\$2,300.00
Totals for Nay's Cleaning Company LLC:					\$6,350.00	\$0.00		\$6,350.00
NW FINANCIAL GROUP, LLC	8/18/2020	5/31/2020	26868	Financial Advisory Services- Coles Street Spe	\$977.50	\$0.00		\$977.50
Totals for NW FINANCIAL GROUP, LLC:					\$977.50	\$0.00		\$977.50
Paulus, Sokolowski and Sartor, LLC	8/18/2020	7/31/2020	140163	Professional Services - 125 Monitor Street	\$13,215.00	\$0.00		\$13,215.00
Totals for Paulus, Sokolowski and Sartor, LLC:					\$13,215.00	\$0.00		\$13,215.00
Peter Waldor & Associates	8/18/2020	8/10/2020	25110	Property Insurance - 180 Ninth Street	\$18,282.00	\$0.00		\$18,282.00
Totals for Peter Waldor & Associates:					\$18,282.00	\$0.00		\$18,282.00
PHILLIPS,PREISS GRYGIEL, LLC	8/18/2020	6/30/2020	31309	Relocation Assistance Svcs - 125 Monitor St	\$737.50	\$0.00		\$737.50
Totals for PHILLIPS,PREISS GRYGIEL, LLC:					\$737.50	\$0.00		\$737.50
PITNEY BOWES CREDIT CORPORATIO	8/18/2020	7/8/2020	July	Postage Machine Rental	\$413.99	\$0.00		\$413.99

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PITNEY BOWES CREDIT CORPORAT	8/18/2020	8/11/2020	1016173731	Postage Machine Rental	\$126.00	\$0.00		\$126.00
			Totals for PITNEY BOWES CREDIT CORPORATIO:		\$539.99	\$0.00		\$539.99
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	8/18/2020	7/22/2020	292 - FL 2	Gas & Electric- 292 MLK Dr - Floor 2	\$29.46	\$0.00		\$29.46
PUBLIC SERVICE ELECTRIC & GAS	8/18/2020	7/22/2020	665 - 3B	Gas & Electric-665 Ocean Av-Apt.3B	\$95.31	\$0.00		\$95.31
PUBLIC SERVICE ELECTRIC & GAS	8/18/2020	7/22/2020	665 - 3D	Gas & Electric- 665 Ocean Av- Apt. 3D	\$36.40	\$0.00		\$36.40
PUBLIC SERVICE ELECTRIC & GAS	8/18/2020	7/22/2020	665 - 2C	Gas & Electric-665 Ocean Av-Apt.2C	\$194.30	\$0.00		\$194.30
PUBLIC SERVICE ELECTRIC & GAS	8/18/2020	7/21/2020	292 - HSE	Gas & Electric- 292 MLK Dr - HSE	\$71.87	\$0.00		\$71.87
PUBLIC SERVICE ELECTRIC & GAS	8/18/2020	7/17/2020	Aetha	Gas & Electric- Aetha St & Ft of Jersey City	\$210.24	\$0.00		\$210.24
PUBLIC SERVICE ELECTRIC & GAS	8/18/2020	7/22/2020	665 - 2B	Gas & Electric- 665 Ocean Av- Apt. 2B	\$46.81	\$0.00		\$46.81
PUBLIC SERVICE ELECTRIC & GAS	8/18/2020	7/21/2020	665 - HSE	Gas & Electric- 665 Ocean Av- HSE	\$38.65	\$0.00		\$38.65
PUBLIC SERVICE ELECTRIC & GAS	8/18/2020	7/22/2020	665 - 2A	Gas & Electric- 665 Ocean Av- Apt. 2A	\$74.51	\$0.00		\$74.51
			Totals for PUBLIC SERVICE ELECTRIC & GAS:		\$797.55	\$0.00		\$797.55
RUTGERS UNIVERSITY								
RUTGERS UNIVERSITY	8/18/2020	8/10/2020	Fall 2020	Municipal Current Fund Accounting I & II	\$1,797.00	\$0.00		\$1,797.00
			Totals for RUTGERS UNIVERSITY:		\$1,797.00	\$0.00		\$1,797.00
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-2	Lawn Maintenance & Trash Removal - 97 - 9	\$220.00	\$0.00		\$220.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-3	Lawn Maintenance & Trash Removal - 92 - 9	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-4	Lawn Maintenance & Trash Removal - 199 S	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-6	Lawn Maintenance & Trash Removal - 284 M	\$160.00	\$0.00		\$160.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-8	Lawn Maintenance & Trash Removal - 314 M	\$155.00	\$0.00		\$155.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-5	Lawn Maintenance & Trash Removal - 204 S	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-10	Lawn Maintenance & Trash Removal - 141 K	\$205.00	\$0.00		\$205.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-11	Lawn Maintenance & Trash Removal - 408-4	\$275.00	\$0.00		\$275.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-9	Lawn Maintenance & Trash Removal - 326-3	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-1	Lawn Maintenance & Trash Removal - 185 D	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-16	Lawn Maintenance & Trash Removal - 556 C	\$210.00	\$0.00		\$210.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-17	Lawn Maintenance & Trash Removal - 91 Ha	\$215.00	\$0.00		\$215.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-18	Lawn Maintenance & Trash Removal - 550 J	\$355.00	\$0.00		\$355.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-19	Lawn Maintenance & Trash Removal - 693-70	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-20	Lawn Maintenance & Trash Removal - 84 Sip	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-21	Lawn Maintenance & Trash Removal - 180 N	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-7	Lawn Maintenance & Trash Removal - 292 M	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-12	Lawn Maintenance & Trash Removal - 199 W	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-22	Lawn Maintenance & Trash Removal - 80 Ba	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-23	Lawn Maintenance & Trash Removal - 174 N	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-24	Lawn Maintenance & Trash Removal - 34-36	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-25	Lawn Maintenance & Trash Removal - 336-3	\$205.00	\$0.00		\$205.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-26	Lawn Maintenance & Trash Removal - 105-4	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-13	Lawn Maintenance & Trash Removal - 405-4	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	8/18/2020	7/20/2020	8295-15	Lawn Maintenance & Trash Removal - 665 O	\$240.00	\$0.00		\$240.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	8/18/2020	8/5/2020	July	Totals for Sllagy Contracting, LLC.:	\$5,380.00	\$0.00		\$5,380.00
				Miscellaneous Office Supplies - May 2020	\$105.25	\$0.00		\$105.25
				Totals for STAPLES CREDIT PLAN:	\$105.25	\$0.00		\$105.25
T&M ASSOCIATES								
T&M ASSOCIATES	8/18/2020	4/22/2020	LAF387127	Sidewalk Repair at 332 MLK Drive	\$235.95	\$0.00		\$235.95
T&M ASSOCIATES	8/18/2020	2/21/2020	LAF382474	Sidewalk Repair at 332 MLK Drive	\$6,165.00	\$0.00		\$6,165.00
T&M ASSOCIATES	8/18/2020	2/25/2020	LAF383133	Sidewalk Repair at 332 MLK Drive	\$98.15	\$0.00		\$98.15
				Totals for T&M ASSOCIATES:	\$6,499.10	\$0.00		\$6,499.10
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	8/18/2020	8/7/2020	5011466974	Payment for Copier Lease - August 2020	\$1,452.98	\$0.00		\$1,452.98
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,452.98	\$0.00		\$1,452.98
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	8/18/2020	6/30/2020	000000200580860	Site Remediation - Permit Fee - Morris Canal 1	\$1,750.00	\$0.00		\$1,750.00
TREASURER - STATE OF NEW JER	8/18/2020	7/29/2020	000000209512800	Site Remediation - Permit Fee - 1 Berry Road	\$11,135.00	\$0.00		\$11,135.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$12,885.00	\$0.00		\$12,885.00
TSIVICOS ENTERPRISES, INC.								
TSIVICOS ENTERPRISES, INC.	8/18/2020	8/5/2020	Payment No. 8	Berry Lane Park - Phase V I- Skate Park & Si	\$46,768.54	\$0.00		\$46,768.54
				Totals for TSIVICOS ENTERPRISES, INC.:	\$46,768.54	\$0.00		\$46,768.54
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	8/18/2020	8/4/2020	July 2020	Case/Property Management Services at 665 O	\$4,791.67	\$0.00		\$4,791.67
				Totals for UNITED WAY OF HUDSON COUNTY:	\$4,791.67	\$0.00		\$4,791.67
VERIZON								
VERIZON	8/18/2020	7/23/2020	9859405670	Agency Cell Phone Bill - July 2020	\$351.81	\$0.00		\$351.81
				Totals for VERIZON:	\$351.81	\$0.00		\$351.81
Wielkowitz & Company, LLC.								
Wielkowitz & Company, LLC.	8/18/2020	7/31/2020	20-00085-00674	CFO Services Rendered	\$7,500.00	\$0.00		\$7,500.00
Wielkowitz & Company, LLC.	8/18/2020	8/6/2020	20-00085-00695	CFO Services Rendered	\$9,543.75	\$0.00		\$9,543.75
				Totals for Wielkowitz & Company, LLC.:	\$17,043.75	\$0.00		\$17,043.75
XEROX CORPORATION								
XEROX CORPORATION	8/18/2020	8/11/2020	September	Meter Usage / Printer	\$191.27	\$0.00		\$191.27
				Totals for XEROX CORPORATION:	\$191.27	\$0.00		\$191.27
ZUCCARO, INC.								
ZUCCARO, INC.	8/18/2020	1/1/2020	20200031	Snow Removal Services - 12/1/2019	\$5,010.00	\$0.00		\$5,010.00
ZUCCARO, INC.	8/18/2020	1/1/2020	20200032	Snow Removal Services - 12/2/2019	\$14,465.00	\$0.00		\$14,465.00
				Totals for ZUCCARO, INC.:	\$19,475.00	\$0.00		\$19,475.00

**Jersey City Redevelopment Agency
Cash Requirements Report**

GRAND TOTALS:	\$649,975.33	\$0.00	\$649,975.33
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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 (8/18/2020)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	8/18/2020	7/28/2020	4854	Bayfront Sustainability Specialist	\$13,153.75	\$0.00		\$13,153.75
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$13,153.75	\$0.00		\$13,153.75
CME ASSOCIATES								
CME ASSOCIATES	8/18/2020	7/31/2020	265029	Engineering Services - Bayfront	\$26,984.75	\$0.00		\$26,984.75
				Totals for CME ASSOCIATES:	\$26,984.75	\$0.00		\$26,984.75
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173694	Legal Services - Bayfront	\$10,595.16	\$0.00		\$10,595.16
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173704	Legal Services - Bayfront	\$2,511.00	\$0.00		\$2,511.00
MCMANIMON, SCOTLAND & BAU	8/18/2020	7/31/2020	173705	Legal Services - Bayfront	\$2,976.00	\$0.00		\$2,976.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$16,082.16	\$0.00		\$16,082.16
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	8/18/2020	6/30/2020	26931	Financial Advisory Services - Bayfront	\$1,437.50	\$0.00		\$1,437.50
				Totals for NW FINANCIAL GROUP, LLC:	\$1,437.50	\$0.00		\$1,437.50
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	8/18/2020	8/7/2020	20,627.8	Environmental Services - Bayfront	\$6,698.58	\$0.00		\$6,698.58
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$6,698.58	\$0.00		\$6,698.58
Stock Development Group, Inc.								
Stock Development Group, Inc.	8/18/2020	6/16/2020	E-217	Monthly Management Services - Bayfront Ju	\$9,375.00	\$0.00		\$9,375.00
Stock Development Group, Inc.	8/18/2020	8/11/2020	E-218	Monthly Management Services - Bayfront Ju	\$8,375.00	\$0.00		\$8,375.00
				Totals for Stock Development Group, Inc.:	\$17,750.00	\$0.00		\$17,750.00
SWA/Balsley Landscape Architects								
SWA/Balsley Landscape Architects	8/18/2020	3/27/2020	788	Professional Landscape Architectural Services	\$15,000.00	\$0.00		\$15,000.00
				Totals for SWA/Balsley Landscape Architects:	\$15,000.00	\$0.00		\$15,000.00
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	8/18/2020	7/8/2020	000000200606020	Site Remediation - Permit Fee - 555 Rt 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/18/2020	7/2/2020	000000200593880	Site Remediation - Permit Fee - 555 Rt 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/18/2020	6/28/2020	000000200575730	Site Remediation - Permit Fee - 555 Rt 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/18/2020	6/25/2020	000000200572030	Site Remediation - Permit Fee - 555 Rt 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/18/2020	6/29/2020	000000200577620	Site Remediation - Permit Fee - 555 Rt 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/18/2020	7/26/2020	000000209456500	Site Remediation - Permit Fee - 555 Rt 440	\$880.00	\$0.00		\$880.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$3,630.00	\$0.00		\$3,630.00
Wielkottz & Company, LLC.								
Wielkottz & Company, LLC.	8/18/2020	8/6/2020	20-00085-00696	CFO Services - Bayfront - July & August 20	\$750.00	\$0.00		\$750.00
				Totals for Wielkottz & Company, LLC.:	\$750.00	\$0.00		\$750.00

Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK

GRAND TOTALS:	\$101,486.74	\$0.00	\$101,486.74
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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 (8/18/2020)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes

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
Nay's Cleaning Company LLC								
Nay's Cleaning Company LLC	8/5/2020	6/14/2020	00003	Cleaning Services & Supplies - 66 York Stre	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	8/5/2020	7/5/2020	00007	Cleaning Services & Supplies - 66 York Stre	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	8/5/2020	7/19/2020	00009	Cleaning Services & Supplies - 66 York Stre	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	8/5/2020	7/21/2020	00010	Cleaning Services & Supplies - 665 Ocean Av	\$4,700.00	\$0.00		\$4,700.00
				Totals for Nay's Cleaning Company LLC:	\$8,750.00	\$0.00		\$8,750.00
				GRAND TOTALS:	\$8,750.00	\$0.00		\$8,750.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (8/5/2020)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Hudson Essex Passaic Soil Conservation District (HEPSCD)								
Hudson Essex Passaic Soil Conservation	7/29/2020	7/27/2020	Bayfront Phase 1A	Application for Soil Erosion and Sediment Co	\$4,900.00	\$0.00		\$4,900.00
Totals for Hudson Essex Passaic Soil Conservation District (HEPSCD):					\$4,900.00	\$0.00		\$4,900.00
GRAND TOTALS:					\$4,900.00	\$0.00		\$4,900.00

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 (7/29/2020)
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
CME ASSOCIATES								
CME ASSOCIATES	7/29/2020	6/30/2020	0263417	Engineering Services - Betty Lane Park Pavil	\$23,828.04	\$0.00		\$23,828.04
				Totals for CME ASSOCIATES:	\$23,828.04	\$0.00		\$23,828.04
				GRAND TOTALS:	\$23,828.04	\$0.00		\$23,828.04

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 (7/29/2020)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes