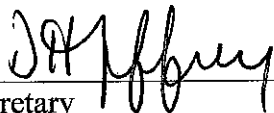


RESO NO, 20-10- 1

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR REMOTE PUBLIC
MEETING OF SEPTEMBER 15, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Remote Public Meetings for their review and approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes 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 October 20, 2020

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
PROFESSIONALS TO PROVIDE AUDITING 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 professional auditing services (the "**Auditing Services**"); and

WHEREAS, pursuant to *N.J.S.A. 19:44A-20.4 et seq.* (the "**Pay-to-Play Law**"), on September 18, 2020 the Agency issued a Request for Qualifications for Professional Auditor Services, a copy of which is on file with the Agency ("**RFQ**") to solicit qualification statements from respondents with expertise in the provision Auditing Services; and

WHEREAS, on October 9, 2020, the Agency received one (1) qualification statement(s) in response to the RFQ, which was reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to approve a qualified pool of auditors to include the following firm(s):

1. Donohue, Gironda, Doria & Tomkins, LLC; and

WHEREAS, the qualification term will be one (1) year; and

WHEREAS, the Board of Commissioners may award a contract(s) for the Auditing Services at any time within the qualification term according to the scope and amount as shall be defined in subsequent authorization to enter into professional services agreement(s) adopted by the Board of Commissioners,

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.

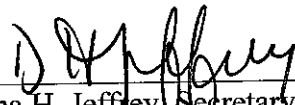
Section 2. The above-listed firm is hereby approved and qualified for one (1) year from the date hereof to provide the Auditing Services, subject to subsequent

authorization by the Board of Commissioners, if and as needed, to enter into professional services agreement(s) with the Agency to provide Auditing Services.

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 October 20, 2020.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES AGREEMENT WITH DONOHUE,
GIRONDA, DORIA & TOMKINS, LLC TO PERFORM
PROFESSIONAL AUDITING SERVICES FOR ALL PROJECT
AREAS**

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires the services of firms to provide general auditing services and auditing services in connection with certain projects throughout the City (the “Auditing Services”); and

WHEREAS, in accordance with *N.J.S.A. 19:44A-20.4*, the Agency issued a Request for Qualifications (“RFQ”) for the Auditing Services on September 18, 2020; and

WHEREAS, by resolution adopted as of even date herewith, the Agency qualified Donohue, Gironda, Doria & Tomkins, LLC (“DGDT”) to provide the Auditing Services for a qualification term of one (1) year; and

WHEREAS, DGDT submitted a proposal dated as of October 2020 (the “Proposal”), which Proposal is on file with the Agency, to provide the Auditing Services; and

WHEREAS, the Agency desires to enter into a professional services contract for the Auditing Services (the “Contract”) with DGDT to perform the Auditing Services outlined in the Proposal for a term not to exceed one (1) year, for a total amount not to exceed Forty-Seven Thousand Five Hundred Dollars (\$47,500.00) to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency hereby certifies that funds are available for the purpose of obtaining the Auditing Services; and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, the Auditing Services are professional services exempt from public bidding; and

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

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

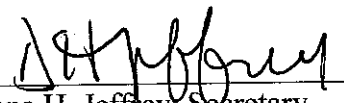
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with DGDT to provide the Auditing Services for a term not to exceed one (1) year, payable at the rates included in the Proposal for a total amount not to exceed Forty-Seven Thousand Five Hundred Dollars (\$47,500.00), subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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 October 20, 2020.


Diana H. Jeffrey, Secretary

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

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

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

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

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

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

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

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

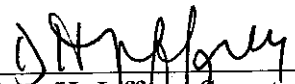
WHEREAS, on July 21, 2020, by Resolution No. 20-07-02, the JCRA granted the Redeveloper an extension of its designation to October 7, 2020; and

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

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

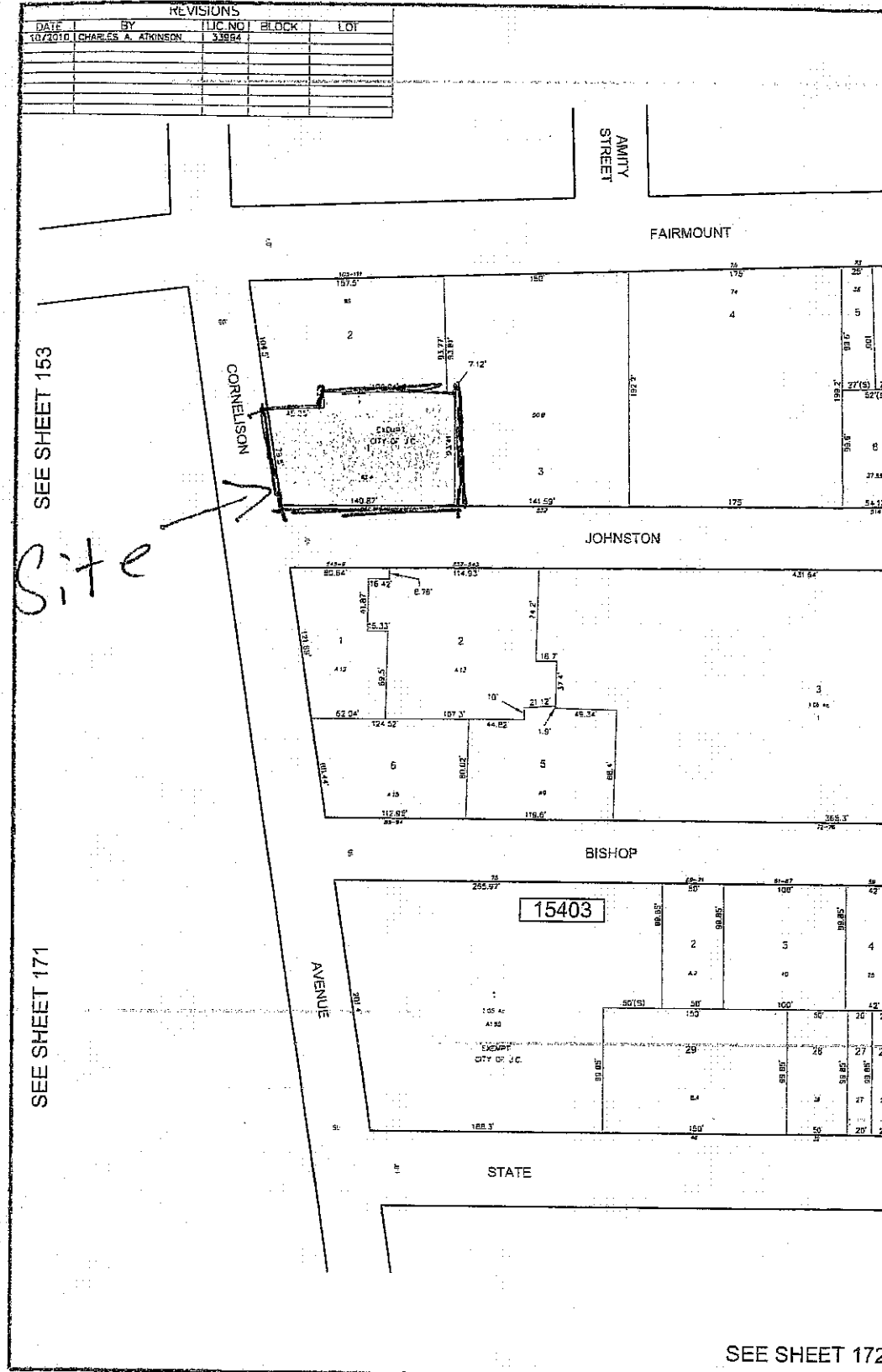
1. The above recitals are incorporated by reference as if fully set forth herein.
2. The designation as redeveloper of the Property previously granted and extended to Redeveloper is hereby extended a fifth time until November 30, 2020 to allow the JCRA and the Redeveloper to complete negotiations and enter into a Redevelopment Agreement for the redevelopment of the Property. This expiration date may be extended another thirty (30) days, if necessary, in the sole discretion of the JCRA's Executive Director.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to take all actions and to execute any and all documents necessary to effectuate this resolution, in consultation with counsel.
4. This Resolution shall take effect immediately.

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 October 20, 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	TIC NO	BLOCK	LOT
10/2010	CHARLES A. ATKINSON	33894		



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 829 GARFIELD HOLDINGS LP AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 22704, LOTS 7, 8 AND 9, COMMONLY KNOWN AS 113 CARTERET AVENUE AND 829-843 GARFIELD AVENUE, IN THE CANAL CROSSING REDEVELOPMENT AREA

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

WHEREAS, the City has enacted a redevelopment plan entitled the "Canal Crossing Redevelopment Plan" dated January 28, 2009 in order to effectuate the redevelopment of the property identified therein (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

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

WHEREAS, by Resolution No. 20-04-4 adopted on April 21, 2019, the Agency designated the Redeveloper as redeveloper of the Property, and authorized the negotiation of a redevelopment agreement; and

WHEREAS, to complete the negotiation of a redevelopment agreement between the Agency and the Redeveloper, the Executive Director desires to extend Redeveloper's designation as redeveloper of the Property until December 31, 2020, which expiration date may be extended in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, 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.

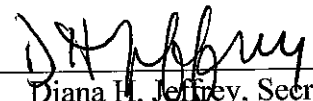
Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 31, 2020, which expiration date may be extended in the sole discretion of the Executive Director for one (1) additional period

of thirty (30) days, to allow the Agency and 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 held on October 20, 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 AWARDED A
CONTRACT TO PROPERTY MAINTENANCE GUYS LLC FOR
INTERNAL DEBRIS DISPOSAL SERVICES AT BLOCK 18602,
LOT 3, COMMONLY KNOWN AS 574 COMMUNIPAW AVENUE,
WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") owns that certain property within the City of Jersey City (the "**City**") identified as Block 18602, Lot 3 on the official tax maps of the City, commonly known as 574 Communipaw Avenue (the "**Property**"); and

WHEREAS, in order to maintain compliance with applicable standards, the Agency requires a comprehensive cleanout of the interior, vacant space in the building on the Property including but not limited to removal, loading, hauling and disposal of debris and necessary planning, area preparation, protection, setup and cleanup related thereto (the "**Services**"); and

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

WHEREAS, in accordance with the LPCL, the Agency solicited quotes for the provision of the Services; and

WHEREAS, Property Maintenance Guys LLC ("**PMG**") submitted that certain quote dated September 15, 2020, which sets forth the rates to perform the Services (the "**Quote**"); and

WHEREAS, the Agency desires to enter into a contract with PMG (the "**Contract**") for an amount not to exceed Six Thousand Nine Hundred Dollars (\$6,900.00), which shall be payable in accordance with the rates set forth in the Quote; and

WHEREAS, in accordance with *N.J.S.A. 40A:11-3*, the contract amount will not exceed the Agency's bid threshold of \$44,000.00 and need not be publicly bid; and

WHEREAS, the Agency certifies that funds are available for the purposes described herein,

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

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

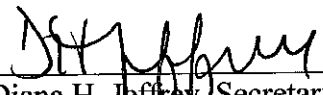
Section 2. The Board of Commissioners hereby awards a contract to PMG for an amount not to exceed Six Thousand Nine Hundred Dollars (\$6,900.00), which shall be payable in accordance with the rates set forth in the Quote, all in accordance with the Agency's form services agreement.

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

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on October 20, 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, (the "**Redeveloper**") as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 20-08-09 adopted on August 18, 2020; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until November 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 November 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 October 20, 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 WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 204 STEGMAN STREET AND 174-178 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 properties identified on the City's tax maps as Block 25001, Lots 66 and 68.01, also known as 204 Stegman Street and 174-178 Martin Luther King Jr. Drive, respectively (collectively, the "**Property**"), are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on January 16, 2018, the Agency adopted Resolution No. 18-01-08 (the "**Designation Resolution**") conditionally designating Webb Washington Community Development Corporation, a nonprofit corporation of the State of New Jersey (the "**Redeveloper**"), as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 20-02-11 adopted on February 18, 2020; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until December 31, 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:

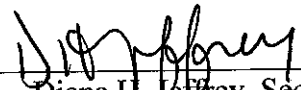
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 31, 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 their Regular Meeting of October 20, 2020.

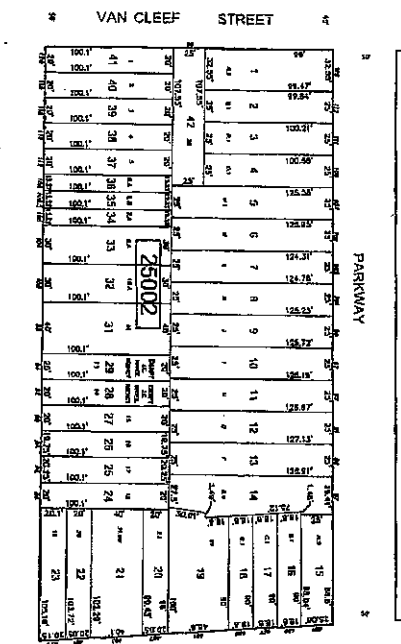
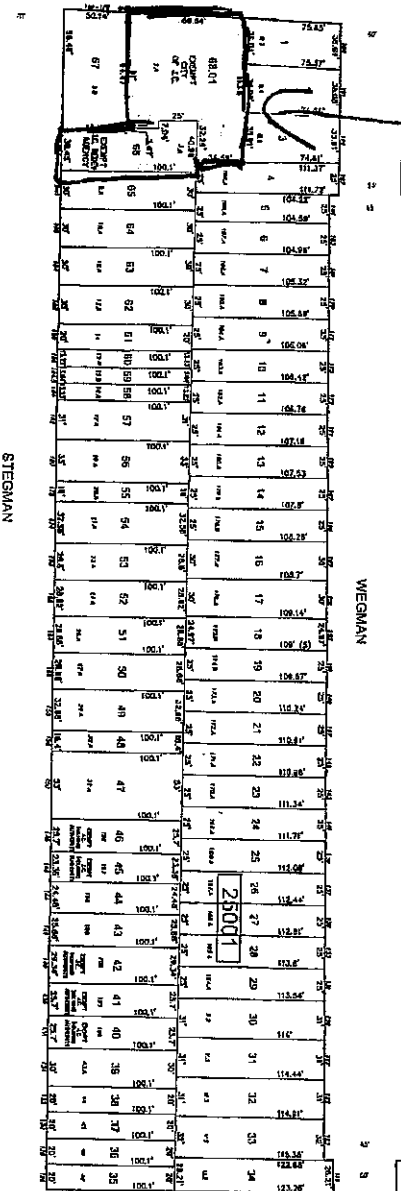

Diana H. Jeffrey, Secretary

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

SEE SHEET 234

DATE	BY	REVISION	BLOCK	SHEET
12/20/15	CHARLES A. JENSEN	1.0000	25001	234

SEE SHEET 240



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 30 JOURNAL SQUARE PARTNERS LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 10702, LOTS 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, COMMONLY KNOWN AS 30 JOURNAL SQUARE, 3-23 ENOS PLACE AND 122-130 NEWKIRK STREET, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

WHEREAS, the City has designated that certain area known as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the City has enacted the Journal Square 2060 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, 30 Journal Square Partners LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 10702, Lots 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, commonly known as 30 Journal Square, 3-23 Enos Place, and 122-130 Newkirk Street (the “**Property**”); and

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

WHEREAS, by Resolution No. 19-08-14 adopted on August 20, 2019, the Agency designated the Redeveloper as redeveloper of the Property, and authorized the negotiation of a redevelopment agreement as part of the Pre-Development Activities, which designation was extended by Resolution No. 20-05-10 adopted on May 19, 2020; and

WHEREAS, to complete the negotiation of a redevelopment agreement between the Agency and the Redeveloper, the Executive Director desires to extend Redeveloper’s designation as redeveloper of the Property until December 31, 2020, which expiration date may be extended in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days, 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:

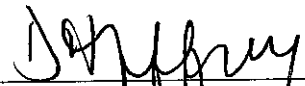
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 31, 2020, which expiration date may be extended in the sole discretion of the Executive Director for one (1) additional period of thirty (30) days, to allow the Agency and 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 held on October 20, 2020.



Diana H. Jeffrey, Secretary

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

SEE SHEET 134

BERGEN
SQUARE

BERGEN

JOURNAL
SQUARE

SEE SHEET 121

107

[illegible]

SEE SHEET 95

HIGH
ST.

SEE SHEET 108

A111 - CHA210027073300

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 898

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SOUTH PL. 87 AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 THORNTON ROAD, TOWNSHIP
NEW JERSEY, 07066

107

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
LICENSE AND USE AGREEMENT WITH KATERRA
CONSTRUCTION, LLC FOR PROPERTY IDENTIFIED AS
BLOCK 7902, LOTS 28-29, COMMONLY KNOWN AS 693-695
NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

WHEREAS, pursuant to the Redevelopment Law, the City of Jersey City (the “**City**”) designated certain parcels known as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted the Journal Square 2060 Redevelopment Plan (the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns that certain property identified on the official tax maps of the City as Block 7902, Lots 28-29, commonly known as 693-695 Newark Avenue (collectively, the “**Agency Property**”), which Property is within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, the Agency further entered into that certain Redevelopment Agreement with Homestead Assemblage LLC (“**Homestead**”) dated June 1, 2019 to redevelop certain parcels within the Redevelopment Area that are adjacent and/or in close proximity to the Agency Property; and

WHEREAS, 26-28 Cottage, LLC, an affiliate of Homestead, owns the property located at 26-28 Cottage Street, which is part of the Homestead project, and has retained Katerra Construction, LLC (“**Katerra**”), to perform certain construction work associated with Homestead Redevelopment Agreement (the “**Construction Work**”); and

WHEREAS, Katerra has requested permission for it and its employees, subcontractors and agents, to enter onto, access and use the Agency Property for the construction of the Construction Work including, but not limited to, installation and removal of protective materials and equipment to protect the Property, and installation and removal of materials and equipment necessary for the Construction Work; and

WHEREAS, the Agency desires to enter into a License and Use Agreement with Katerra (the “**License Agreement**”), in order to set forth the respective roles and responsibilities of the parties with respect to the Construction Work,

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

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


Section 2. The Executive Director is hereby authorized and directed to negotiate and execute a License Agreement with Kattera as described herein.

Section 3. The Chairman, Vice Chair, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the License Agreement and any and all other documents necessary to effectuate this Resolution in consultation with counsel.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on October 20, 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				✓

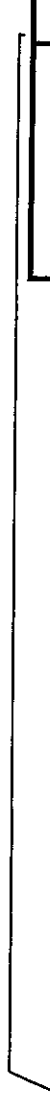
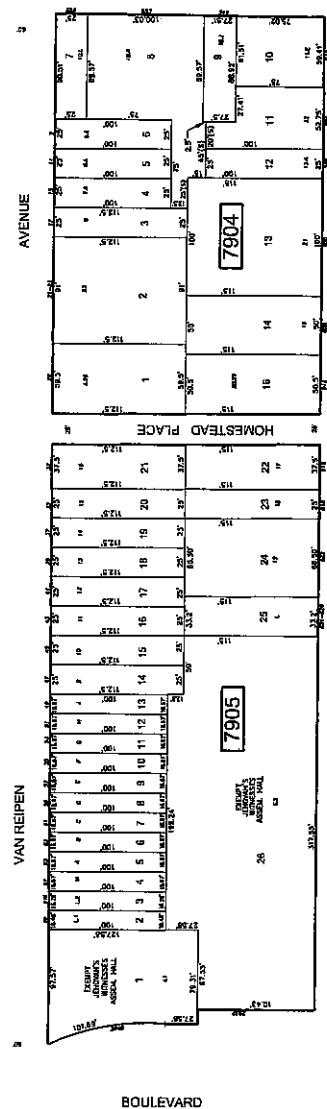
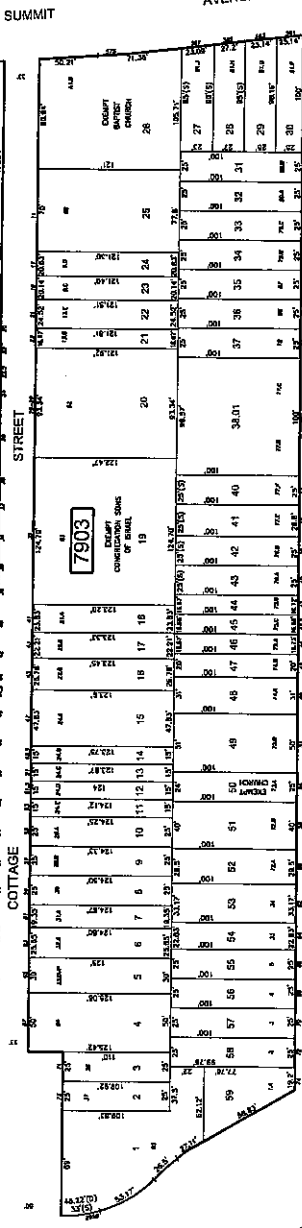
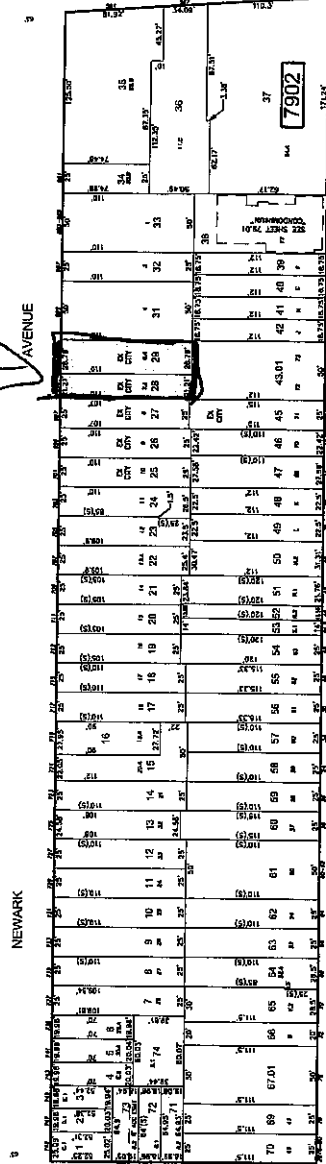
Site

SEE SHEET 65

SEE DETAIL "1"

NEWARK

NEWARK AVENUE



DATE	BY	REVISIONS	LIC. NO.	BLOCK	LOT
07/20/10	DAVID	1	2485	7902	27-28
07/20/10	DAVID	2	2485	7902	27-28
07/20/10	DAVID	3	2485	7902	27-28
07/20/10	DAVID	4	2485	7902	27-28
07/20/10	DAVID	5	2485	7902	27-28

THIS MAP HAS BEEN DRAWN USING COORDINATE DATA
DRAWING DESIGN (04/07/01) AND COORDINATE BOUNDARY.

SEE SHEET 95

APR - CO-42400271300

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2005, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST, 2005
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TUNNALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07940

SEE SHEET 94

DETAIL
SCALE: 1" = 5'

7901

SEE SHEET 81

SEE SHEET 80

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH ONE JOURNAL SQUARE PARTNERS URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE TOWER NORTH URBAN RENEWAL COMPANY LLC, AND ONE JOURNAL SQUARE TOWER SOUTH URBAN RENEWAL COMPANY LLC WITH RESPECT TO PROPERTY KNOWN AS ONE JOURNAL SQUARE AND IDENTIFIED ON THE TAX RECORDS AS BLOCK 9501, LOT 23, 10 JOURNAL SQUARE, IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, 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**”), the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) to implement redevelopment plans and carry out redevelopment projects in the City; and

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

WHEREAS, pursuant to the Redevelopment Plan, the Agency established a program for the redevelopment of property known as One Journal Square and identified on the official tax maps of the City as Block 9501, Lot 23, 10 Journal Square (the “**Property**”); and

WHEREAS, the Property is within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, by Resolution #14-05-13 adopted on May 20, 2014, the Agency designated One Journal Square Partners, LLC (“**One Journal Square Partners**”), as redeveloper of the Property; and

WHEREAS, on or about December 17, 2014, One Journal Square Partners formed the entities known as One Journal Square Partners Urban Renewal Company LLC, One Journal Square Tower North Urban Renewal Company LLC, and One Journal Square Tower South Urban Renewal Company LLC (collectively, the “**Redeveloper**”); and

WHEREAS, on or about December 29, 2014, Redeveloper obtained title to and is the present owner of the Property; and

WHEREAS, on or about April 21, 2015, Redeveloper and the Agency entered into that certain Redevelopment Agreement (the “**Initial Redevelopment Agreement**”) with respect to the Property; and

WHEREAS, on April 17, 2017, the Agency issued a notice of default of the Initial Redevelopment Agreement to Redeveloper; and

WHEREAS, on June 27, 2018, Redeveloper filed an action in the United States District Court for the District of New Jersey, captioned *One Journal Square Partners Urban Renewal Company LLC, One Journal Square Tower North Urban Renewal Company LLC, and One Journal Square Tower South Urban Renewal Company LLC v. Jersey City Redevelopment Agency, City of Jersey City, and Steven Fulop*, Civil Action No. 2:18-cv-11148 (the “**Federal Court Litigation**”); and

WHEREAS, Redeveloper also filed two separate actions in New Jersey Superior Court of Hudson County, captioned (a) *One Journal Square Partners Urban Renewal Company LLC, One Journal Square Tower North Urban Renewal Company LLC, One Journal Square Tower South Urban Renewal Company LLC v. City of Jersey City and Robert Byrne*, Docket No. HUD-L-3888-18; and (b) *In the Matter of City of Jersey City, Mayor Steven Fulop, and Robert Byrne*, Docket No. HUD-L-1756-19 (the “**OPRA Litigation**”); and

WHEREAS, the City filed an appeal with respect to the OPRA Litigation in the Superior Court of New Jersey, Appellate Division, Docket No. A-004272-18 (the “**OPRA Appeal**”; together with the Federal Court Litigation and the OPRA Litigation, the “**Lawsuits**”); and

WHEREAS, in order to avoid costly litigation expenses, the parties are desirous of settling the Lawsuits and have negotiated an agreed upon form of Settlement Agreement (the “**Settlement Agreement**”); and

WHEREAS, as a condition to the settlement of the Lawsuits and in order to promote the revitalization of the Redevelopment Area, the parties have determined to amend and restate the Initial Redevelopment Agreement; and

WHEREAS, the Redeveloper proposes revisions to the description of the project to be constructed on the Property, which will consist of two (2) phases; and

WHEREAS, the first phase (“**Phase I**”) will consist of a residential tower with approximately fifty-two (52) stories, containing approximately 755 residential units on fifty-one (51) levels and mechanical equipment on one (1) level, which tower will be situated above the north end of a twelve (12) story base building (the “**Base**”) containing 206 residential units, a residential lobby and residential amenities including: an indoor lap pool, spa pool, health spa, exercise space, squash courts, basketball court, bowling alleys, multi-purpose rooms, lounges, party room, children’s playroom, library and two (2) exterior terraces with outdoor pool and lounge areas; a ten (10) level parking garage, which will initially contain 500 parking spaces; and retail space; and

WHEREAS, the second phase (“**Phase II**”) will consist of an additional residential tower with fifty-two (52) stories containing 757 residential units, which tower will be situated above the south end of the Base, and will include the addition of approximately 380 parking spaces to the parking garage built in Phase I (Phase I and Phase II together, the “**Project**”); and

WHEREAS, the Redeveloper and the Agency desire to enter into an amended and restated redevelopment agreement, among other things, reflecting the updated Project description, a copy of which agreement is on file with the Agency (the “**Amended and Restated Redevelopment Agreement**”); and

WHEREAS, the Agency wishes to authorize execution of the Amended and Restated Redevelopment Agreement with the Redeveloper for the purpose of memorializing the parties’ understanding and setting forth in greater detail their respective undertakings, rights and obligations in connection with the construction of the Project, all in accordance with the Redevelopment Plan,

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

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

Section 2. The Chairman, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Settlement Agreement in substantially the form on file with the Agency,

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

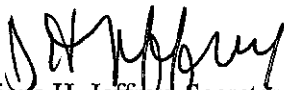
Section 3. The Chairman, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized, contingent upon the simultaneous execution of the Settlement Agreement by the parties, to execute the Amended and Restated Redevelopment Agreement, in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with counsel. The Amended and Restated Redevelopment Agreement shall supersede and replace the Initial Redevelopment Agreement.

Section 4. Upon execution of the Amended and Restated Redevelopment Agreement, and so long as the Amended and Restated Redevelopment Agreement remains in full force and effect, Redeveloper is hereby designated as redeveloper of the Project.

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

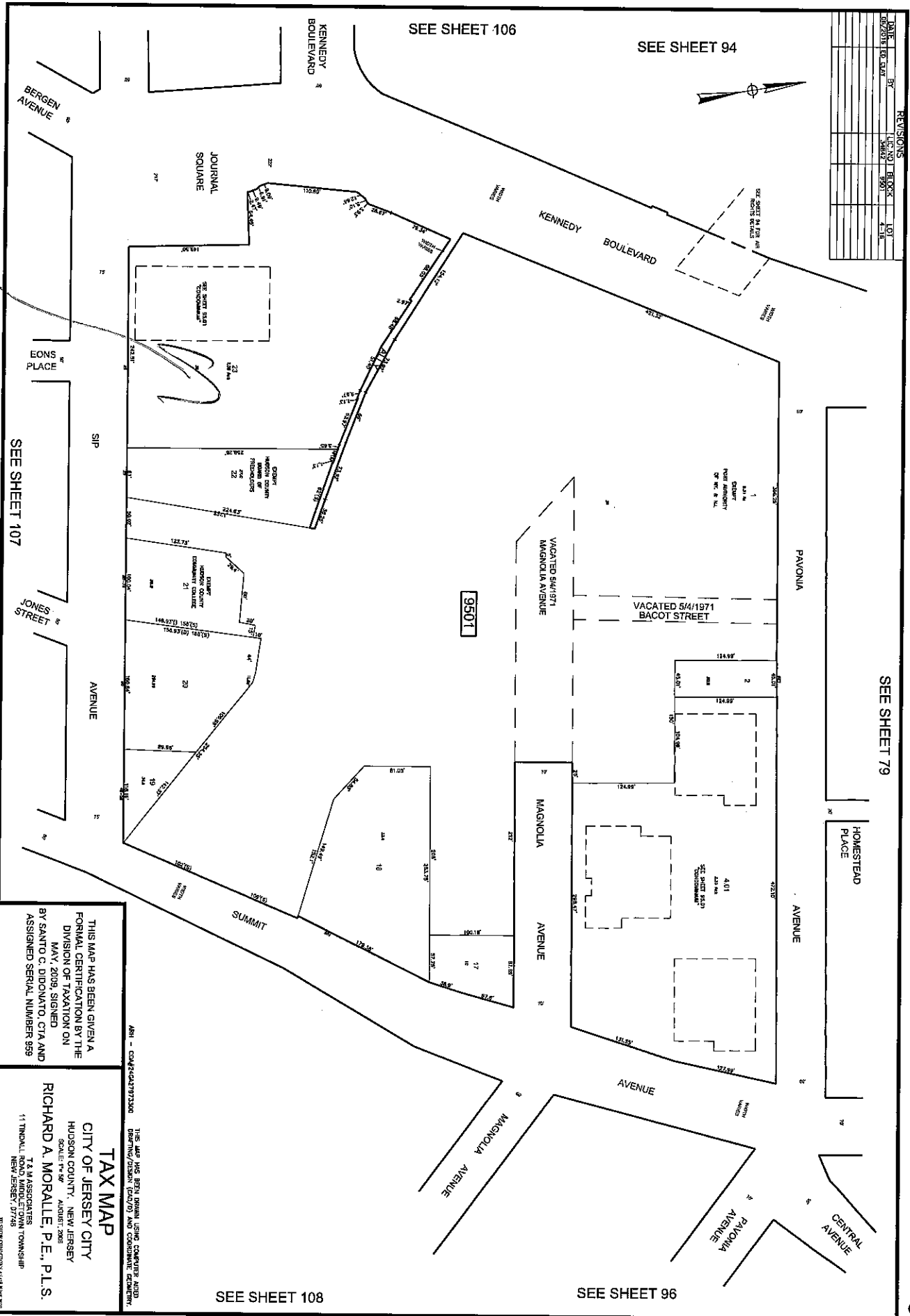
Section 6. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 20, 2020.


Diana H. Jeffrey, Secretary

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

DATE	BY	REVISIONS	LOT
05/20/15	ED. STAY	1. SHEET 9501	4-116



Site

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 1, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & A ASSOCIATES
11 TINDALL ROAD
NEW JERSEY 07789

AKH - CD424247973300 THE MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CAD) AND COORDINATE GEOMETRY.

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING THE
DESIGNATION OF 40135 WHITON LLC AS
REDEVELOPER OF CERTAIN PROPERTY
LOCATED AT BLOCK 17506, LOTS 8, 9, AND 10
(401-405 WHITON STREET) WITHIN THE
LAFAYETTE PARK 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 ("**LRHL**"), the Jersey City Redevelopment Agency ("**JCRA**") is established as an instrumentality of the City of Jersey City ("**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 Lafayette Park Redevelopment Plan Area ("**Redevelopment Area**") and adopted the Lafayette Park Redevelopment Plan ("**Redevelopment Plan**"); and

WHEREAS, 40135 Whiton LLC (the "**Redeveloper**") proposes to redevelop properties located within the Redevelopment Area identified on the official tax maps of the City as Block 1760, Lots 8, 9 and 10, commonly known as 401-405 Whiton Street (the "**Property**"); and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to construct an eight (8) story multi-family residential building containing forty-nine (49) residential units including eight (8) affordable units, parking, emergency storage space, and a rooftop amenity (the "**Project**"); and

WHEREAS, the JCRA wishes to designate the Redeveloper as redeveloper of the Property to allow for exclusive negotiations for the entry of a redevelopment agreement.

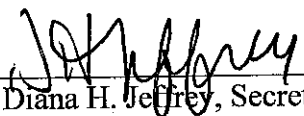
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners (the "**Board**") of the Jersey City Redevelopment Agency, as follows:

1. The above recitals are incorporated by reference as if fully set forth herein.
2. 40135 Whiton LLC is hereby designated as the Redeveloper of the Property for a period of one hundred and twenty (120) days from the date hereof, unless extended for a period of not more than thirty (30) days by the Executive Director in her sole discretion.
3. If the JCRA and the Redeveloper have not executed a mutually acceptable redevelopment agreement within the time period afforded under Paragraph 2 of this Resolution, the designation of 40135 Whiton LLC as Redeveloper of the

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

4. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.
5. This Resolution shall become effective immediately upon adoption.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 20, 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
ISSUANCE OF A CERTIFICATE OF COMPLETION TO EXETER
THOMAS MCGOVERN LAND URBAN RENEWAL LLC FOR BLOCK
21508, LOT 2 (A/K/A 295 MCGOVERN DRIVE) WITHIN THE LIBERTY
HARBOR REDEVELOPMENT AREA**

WHEREAS, on October 17, 2018, the Jersey City Redevelopment Agency ("**JCRA**") and Exeter Thomas McGovern Land Urban Renewal LLC ("**Redeveloper**") entered an agreement ("**Redevelopment Agreement**") governing Block 21508, Lot 2, commonly known as 295 McGovern Drive (the "**Property**") located within a portion of the Liberty Harbor Redevelopment Plan area; and

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper committed to the construction of a 95,808 square foot industrial building with ancillary office space (the "**Improvements**") upon the Property; and

WHEREAS, pursuant to Section 4.3 of the Redevelopment Agreement, upon the Redeveloper's completion of the Improvements, as more particularly defined in the Redevelopment Agreement, the JCRA shall provide the Redeveloper with a Certificate of Completion; and

WHEREAS, in accordance with the Redevelopment Agreement, the Redeveloper requests the JCRA to certify that the Improvements have been substantially completed in accordance with the provisions of the Redevelopment Agreement; and

WHEREAS, on June 23, 2020, the Construction Code Division inspected the Improvements and issued a Certificate of Approval finding the Improvements to have been completed in conformance with the Uniform Construction Code while also issuing a Temporary Certificate of Occupancy for the ancillary office space; and

WHEREAS, there are no performance bonds outstanding for the Improvements required under the Redevelopment Agreement; and

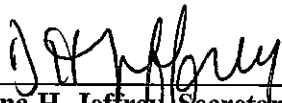
WHEREAS, pursuant to the Redevelopment Agreement, the only Improvements required to be completed by the Redeveloper was the construction of a 95,808 square foot industrial building with ancillary office space, which under this unique circumstance, will not receive a Certificate of Occupancy until its fit out is completed by its eventual commercial tenant.

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 Certification of Completion, 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 Certificate of Completion and any other associated documents necessary to effectuate the purposes of this Resolution subject only to review and approval of JCRA counsel.
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 October 20, 2020.


Diana H. Jeffrey, Secretary

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

CERTIFICATE OF COMPLETION

MADE AS OF THE ____ day of October 2020 from the **JERSEY CITY REDEVELOPMENT AGENCY**, a body corporate and politic of the State of New Jersey established under the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 et seq., as amended, of the City of Jersey City, County of Hudson, New Jersey (the "**JCRA**").

TO

EXETER THOMAS MCGOVERN LAND URBAN RENEWAL LLC, a Limited Liability Company established in the State of Delaware, and authorized to do business within the State of New Jersey, having a business office located at 101 West Elm Street, Suite 600, Conshohocken, PA 19428 (the "**Redeveloper**").

WHEREAS, on October 17, 2018, the JCRA and Redeveloper entered an agreement ("**Redevelopment Agreement**") governing Block 21508, Lot 2, commonly known as 295 McGovern Drive (the "**Property**") located within a portion of the Liberty Harbor Redevelopment Plan area; and

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper committed to the construction of a 95,808 square foot industrial building with ancillary office space (the "**Improvements**") upon the Property; and

WHEREAS, pursuant to Section 4.3 of the Redevelopment Agreement, upon the Redeveloper's completion of the Improvements, as more particularly defined in the Redevelopment Agreement, the JCRA shall provide the Redeveloper with a Certificate of Completion; and

WHEREAS, in accordance with the Redevelopment Agreement, the Redeveloper requests the JCRA to certify that the Improvements have been substantially completed in accordance with the provisions of the Redevelopment Agreement; and

WHEREAS, on June 23, 2020, the Construction Code Division inspected the Improvements and issued a Certificate of Approval finding the Improvements to have been completed in conformance with the Uniform Construction Code while also issuing a Temporary Certificate of Occupancy for the ancillary office space; and

WHEREAS, there are no performance bonds outstanding for the Improvements required under the Redevelopment Agreement; and

WHEREAS, pursuant to the Redevelopment Agreement, the only Improvements required to be completed by the Redeveloper was the construction of a 95,808 square foot industrial building with ancillary office space, which under this unique

circumstance, will not receive a Certificate of Occupancy until its fit out is completed by its eventual commercial tenant.

NOW, THEREFORE, for and in consideration of the representations, covenants and agreements herein set forth and in the Redevelopment Agreement, the Jersey City Redevelopment Agency does hereby certify that:

1. The acquisition, construction and installation of the Improvements have been substantially completed by the Redeveloper in accordance with the terms of the Redevelopment Agreement and the plans and specifications applicable thereto. In connection with the foregoing, the Redeveloper has performed all of its duties and obligations under the Redevelopment Agreement and has completed construction in accordance with the requirements of the Redevelopment Agreement.

2. This Certificate of Completion shall constitute a conclusive determination of the satisfaction and termination of the agreements and covenants contained in the Redevelopment Agreement with respect to the obligations of the Redeveloper, its successors, assigns and grantees to construct the Improvements.

3. The recording of this Certificate of Completion shall be conclusive that the conditions determined to exist on the Property that were the cause of its being determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements shall no longer be subject to eminent domain, and the Redeveloper shall be released from the prohibition against assignment and transfer set forth in the Redevelopment Agreement. The Redeveloper has the right to sell, lease or otherwise transfer its interest in the Property and all structures and improvements thereon without any limitation or restriction imposed by the Redevelopment Agreement.

MADE AND ENTERED INTO as of the day and year first above written.

ATTEST:

JERSEY CITY REDEVELOPMENT AGENCY

Diana H. Jeffrey, Executive Director

ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) ss.
COUNTY OF HUDSON)

I **CERTIFY** that on this ____ day of October 2020, Diana H. Jeffrey, personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) she is the Executive Director of the Jersey City Redevelopment Agency, the agency named in this document;

(b) she is authorized to and did execute this document on behalf of the Jersey City Redevelopment Agency; and

(c) this document was signed and delivered by the Jersey City Redevelopment Agency as its voluntary act duly authorized by a proper resolution of its Board of Commissioners.

Signed and sworn to before me on

_____ day of October 2020

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE TERM
OF THE LICENSE AGREEMENT WITH LHN II, LLC PERTAINING TO
THE ACCESS OF BLOCK 15907, LOT 2, MORRIS BOULEVARD,
WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA**

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

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

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") is the owner of certain property located at Block 15907, Lot 2 on the City's official tax maps within the Redevelopment Area (collectively, the "**Agency Property**"); and

WHEREAS, a portion of Block 15907, Lot 3 on the City's official tax maps (the "**Project Site**") is subject to a Redevelopment Agreement dated February 15, 2017 by and between the Agency and LHN II, LLC ("**Redeveloper**") for a multi-phase mixed-use redevelopment project consisting of the construction of a forty-four (44) story tower containing approximately four hundred fifty-two (452) residential units with associated retail space and parking all in accordance with the Redevelopment Plan (the "**Project**"); and

WHEREAS, Redeveloper required access to a portion of the Agency Property (specifically, a portion of Cove South) for purposes of mobilizing equipment and trailers to the Project Site needed to commence construction on the Phase II building portion of the Project; and

WHEREAS, in an effort to move forward with the Project, both the Agency and Redeveloper found it necessary to enter into a license agreement to grant Redeveloper access to the Agency Property for the above-referenced purposes; and

WHEREAS, by Resolution No. 19-03-11, dated March 26, 2019, the Board of Commissioners of the Agency (the "**Board of Commissioners**") authorized the Agency to enter into that certain license agreement, dated April 2, 2019 (last revised March 29, 2019) (the "**License Agreement**"), with the Redeveloper granting Redeveloper access to the Agency Property as set forth in the License Agreement; and

WHEREAS, the initial term of License Agreement was for a period of twelve (12) months, which commenced on March 26, 2019 and expired on March 26, 2020 (the "**Initial Term**"); and

WHEREAS, Redeveloper continues to require access to a portion of the Agency Property (specifically, a portion of Cove South) for the purposes of mobilizing equipment and trailers to the Project Site needed to complete construction on the Phase II building portion of the Project; and

WHEREAS, pursuant to the License Agreement, the Initial Term may be extended for an additional twelve (12) months if agreed by both parties; and

WHEREAS, the Agency and Redeveloper desire to extend the Initial Term of the License Agreement for an additional twelve (12) months, commencing on March 27, 2020 and expiring on March 26, 2021, and enter into an Amendment of the License Agreement to memorialize said extension, a copy of which is on file with the Agency,

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

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

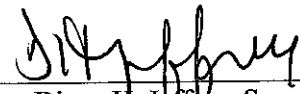
Section 2. The Board of Commissioners hereby authorizes an Amendment to the License Agreement between the Agency and the Redeveloper to extend the term of the License Agreement for an additional twelve (12) months, commencing on March 27, 2020 and expiring on March 26, 2021.

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

Section 4. 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 other documents necessary to effectuate this Resolution, as may be deemed necessary in consultation with counsel.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 20, 2020.



Diana H. Jeffrey, Secretary

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

SEE SHEET 158

SEE SHEET 158.04

SEE SHEET 141

SEE SHEET 142

SEE SHEET 144

SEE SHEET 145

REVISIONS		
DATE	BY	REVISION
11/20/11	CHAS. A. AMMONSON	1.00
11/20/11	CHAS. A. AMMONSON	1.01
11/20/11	CHAS. A. AMMONSON	1.02
11/20/11	CHAS. A. AMMONSON	1.03
11/20/11	CHAS. A. AMMONSON	1.04
11/20/11	CHAS. A. AMMONSON	1.05
11/20/11	CHAS. A. AMMONSON	1.06
11/20/11	CHAS. A. AMMONSON	1.07
11/20/11	CHAS. A. AMMONSON	1.08
11/20/11	CHAS. A. AMMONSON	1.09
11/20/11	CHAS. A. AMMONSON	1.10
11/20/11	CHAS. A. AMMONSON	1.11
11/20/11	CHAS. A. AMMONSON	1.12
11/20/11	CHAS. A. AMMONSON	1.13
11/20/11	CHAS. A. AMMONSON	1.14
11/20/11	CHAS. A. AMMONSON	1.15
11/20/11	CHAS. A. AMMONSON	1.16
11/20/11	CHAS. A. AMMONSON	1.17
11/20/11	CHAS. A. AMMONSON	1.18
11/20/11	CHAS. A. AMMONSON	1.19
11/20/11	CHAS. A. AMMONSON	1.20
11/20/11	CHAS. A. AMMONSON	1.21
11/20/11	CHAS. A. AMMONSON	1.22
11/20/11	CHAS. A. AMMONSON	1.23
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11/20/11	CHAS. A. AMMONSON	1.25
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11/20/11	CHAS. A. AMMONSON	1.41
11/20/11	CHAS. A. AMMONSON	1.42
11/20/11	CHAS. A. AMMONSON	1.43
11/20/11	CHAS. A. AMMONSON	1.44
11/20/11	CHAS. A. AMMONSON	1.45
11/20/11	CHAS. A. AMMONSON	1.46
11/20/11	CHAS. A. AMMONSON	1.47
11/20/11	CHAS. A. AMMONSON	1.48
11/20/11	CHAS. A. AMMONSON	1.49
11/20/11	CHAS. A. AMMONSON	1.50
11/20/11	CHAS. A. AMMONSON	1.51
11/20/11	CHAS. A. AMMONSON	1.52
11/20/11	CHAS. A. AMMONSON	1.53
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11/20/11	CHAS. A. AMMONSON	1.57
11/20/11	CHAS. A. AMMONSON	1.58
11/20/11	CHAS. A. AMMONSON	1.59
11/20/11	CHAS. A. AMMONSON	1.60
11/20/11	CHAS. A. AMMONSON	1.61
11/20/11	CHAS. A. AMMONSON	1.62
11/20/11	CHAS. A. AMMONSON	1.63
11/20/11	CHAS. A. AMMONSON	1.64
11/20/11	CHAS. A. AMMONSON	1.65
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11/20/11	CHAS. A. AMMONSON	1.67
11/20/11	CHAS. A. AMMONSON	1.68
11/20/11	CHAS. A. AMMONSON	1.69
11/20/11	CHAS. A. AMMONSON	1.70
11/20/11	CHAS. A. AMMONSON	1.71
11/20/11	CHAS. A. AMMONSON	1.72
11/20/11	CHAS. A. AMMONSON	1.73
11/20/11	CHAS. A. AMMONSON	1.74
11/20/11	CHAS. A. AMMONSON	1.75
11/20/11	CHAS. A. AMMONSON	1.76
11/20/11	CHAS. A. AMMONSON	1.77
11/20/11	CHAS. A. AMMONSON	1.78
11/20/11	CHAS. A. AMMONSON	1.79
11/20/11	CHAS. A. AMMONSON	1.80
11/20/11	CHAS. A. AMMONSON	1.81
11/20/11	CHAS. A. AMMONSON	1.82
11/20/11	CHAS. A. AMMONSON	1.83
11/20/11	CHAS. A. AMMONSON	1.84
11/20/11	CHAS. A. AMMONSON	1.85
11/20/11	CHAS. A. AMMONSON	1.86
11/20/11	CHAS. A. AMMONSON	1.87
11/20/11	CHAS. A. AMMONSON	1.88
11/20/11	CHAS. A. AMMONSON	1.89
11/20/11	CHAS. A. AMMONSON	1.90
11/20/11	CHAS. A. AMMONSON	1.91
11/20/11	CHAS. A. AMMONSON	1.92
11/20/11	CHAS. A. AMMONSON	1.93
11/20/11	CHAS. A. AMMONSON	1.94
11/20/11	CHAS. A. AMMONSON	1.95
11/20/11	CHAS. A. AMMONSON	1.96
11/20/11	CHAS. A. AMMONSON	1.97
11/20/11	CHAS. A. AMMONSON	1.98
11/20/11	CHAS. A. AMMONSON	1.99
11/20/11	CHAS. A. AMMONSON	2.00

SEE SHEET 216

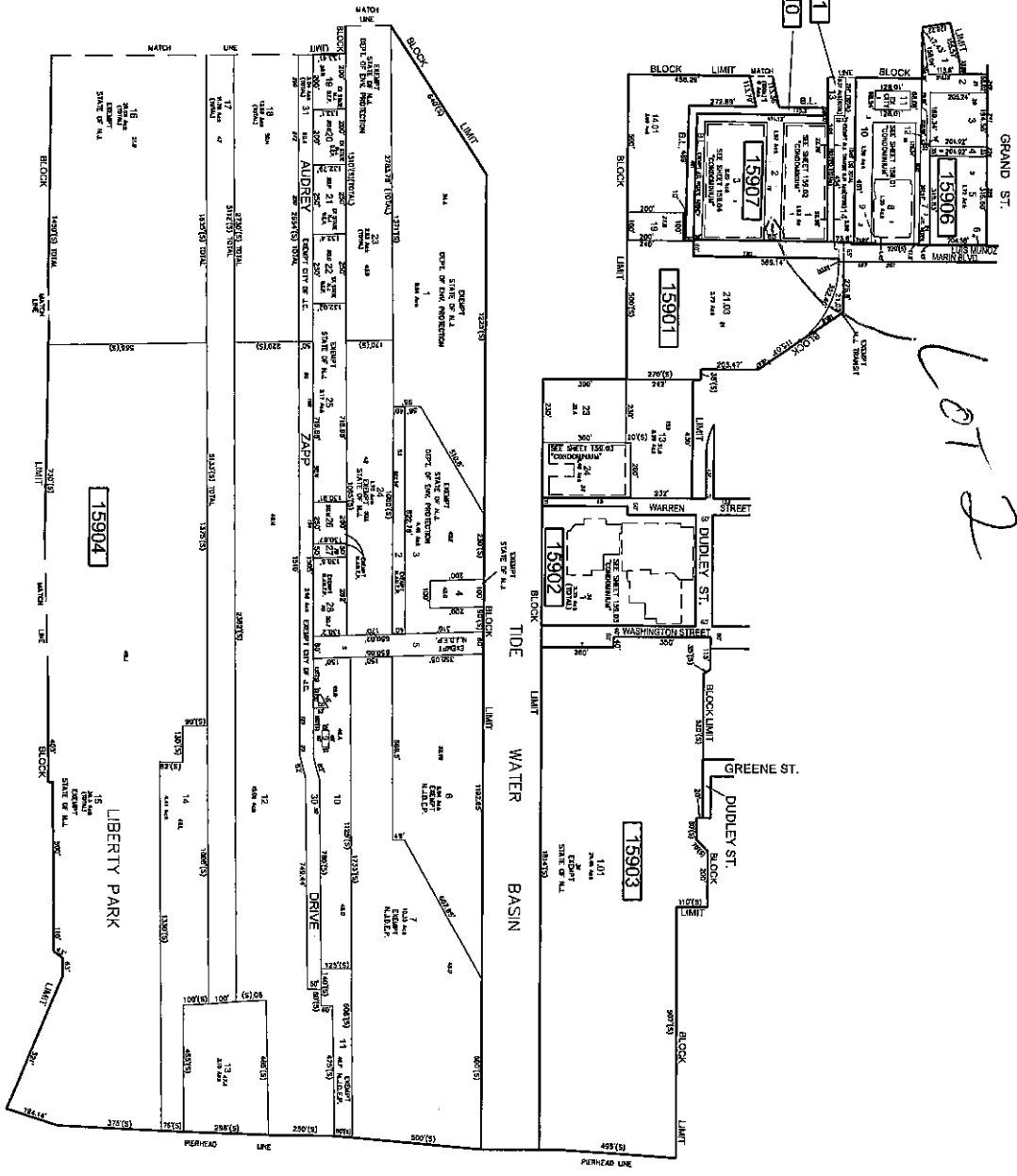
AR - CON/4/2/2/11/20

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=500'
AUGUST 2009

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDAL 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 559



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR USE OF PROPERTY LOCATED AT BLOCK 10103, LOTS 1-10, COMMONLY KNOWN AS 468 MANILA AVENUE; 468.5 MANILA AVENUE; 470 MANILA AVENUE; 470.5 MANILA AVENUE; 472 MANILA AVENUE; 474 MANILA AVENUE; 474.5 MANILA AVENUE; 476 MANILA AVENUE; 478 MANILA AVENUE; AND 480 MANILA AVENUE LOCATED IN THE LUIS MUNOZ MARIN REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

WHEREAS, pursuant to the Redevelopment Law, the City of Jersey City (the “**City**”) designated certain parcels as an area in need of redevelopment known as the Luis Munoz Marin Redevelopment Area (the “**Redevelopment Area**”) and adopted the Luis Munoz Marin Redevelopment Plan in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (“**Agency**”) owns certain property commonly known as Block 10103, Lots 1-10, commonly known as 468, 468.5, 470, 470.5, 472, 474, 474.5, 476, 478 and 480 Manila Avenue, Jersey City, New Jersey 07302 (the “**Premises**”), which Premises is located within the Redevelopment Area; and

WHEREAS, the City, by way of its employees, agents and/or servants, have and continue to use the Premise as a parking area in connection with the operations of the Jersey City Police Department and Fire Department; and

WHEREAS, the Agency desires to formalize and memorialize the arrangement regarding access to the Premises by the City by entering into a license agreement, a copy of which is on file with the Agency (the “**License Agreement**”), subject to approval by the City; and

WHEREAS, the License Agreement will permit the City’s employees, agents and/or servants to access the Premises, subject to the terms and conditions set forth in the License Agreement, and will set forth the respective roles and responsibilities of the parties with respect thereto,

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

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

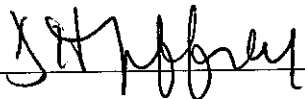
Section 2. The Board of Commissioners hereby approves the License Agreement with the City as described herein.

Section 3. The Chairman, Vice Chair, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the License Agreement and any and all other documents necessary to effectuate this Resolution in consultation with counsel.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on October 20, 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
TERM OF THE COOPERATION AGREEMENT WITH THE CITY
OF JERSEY CITY FOR BERRY LANE PARK, BLOCK 18901, LOT
1.01 WITHIN THE MORRIS CANAL 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 Agency is the owner of certain property identified as Block 18901, Lot 1.01 on the official tax map of the City, commonly known as Berry Lane Park (the "**Property**") within the Morris Canal Redevelopment Area, which Property being redeveloped pursuant to the Morris Canal Redevelopment Plan; and

WHEREAS, the Redevelopment Law, *N.J.S.A. 40A:12A-39*, permits cooperation agreements between a municipality and its redevelopment agency to implement a redevelopment plan; and

WHEREAS, on June 29, 2018 the Agency and the City entered into that certain Cooperation Agreement with respect to operation and maintenance of the Property (the "**Cooperation Agreement**"), which Cooperation Agreement expired on or about June 24, 2020; and

WHEREAS, the Agency desires to authorize an extension of the term of the Cooperation Agreement for a period commencing retroactively as of June 25, 2020 and expiring no more than six (6) months from the date of adoption of this Resolution, pending completion of redevelopment of the Property and transfer of the Property to the City,

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

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

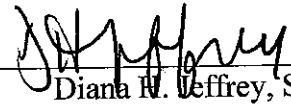
Section 2. The Board of Commissioners hereby authorizes an extension of the Cooperation Agreement term for a period commencing retroactively as of June 25, 2020 and expiring no more than six (6) months from the date of adoption of this Resolution, subject to the mutual consent and approval of such extension by the City.

Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to: (i) execute any and all documents necessary to effectuate this Resolution, including but not limited to an amendment to the Cooperation

Agreement, in consultation with counsel; and (ii) take all actions and 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 October 20, 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
DISCHARGE OF TWO MORTGAGES SATISFIED BY ASH
URBAN RENEWAL DEVELOPMENT, LLC IN RELATION TO
2-16 ASH STREET AND 440-446 WHITON STREET, ALSO
KNOWN AS BLOCK 15502, LOTS 1-12 (N/K/A LOT 1.01)
LOCATED IN THE MORRIS CANAL REDEVELOPMENT
AREA**

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, 2-16 Ash Street and 440-446 Whiton Street, also known as Block 15502, Lots 1-12 (n/k/a Lot 1.01) in the City of Jersey City, County of Hudson and State of New Jersey is located in the Morris Canal Redevelopment Area (the "**Property**"); and

WHEREAS, on December 24, 2014, the JCRA and Ash Urban Renewal Development, LLC (f/k/a Ash Urban Development, LLC) ("**Ash**") entered into a redevelopment agreement for the development of the Property, as same has been amended from time to time (the "**Redevelopment Agreement**"); and

WHEREAS, a mortgage dated October 19, 2015 and recorded November 16, 2015 with the Office of the Register of the County of Hudson in Mortgage Book 18636, Page 747 was entered between the JCRA and Ash, securing payment of \$850,000 and interest; and

WHEREAS, a mortgage dated April 2, 2017 and recorded May 4, 2017 with the Office of the Register of the County of Hudson in Mortgage Book 18948, Page 956 was entered between the JCRA and Ash, securing payment of \$630,000.00 and interest; and

WHEREAS, on December 20, 2019, both outstanding mortgage balances were paid in full to the JCRA; and

WHEREAS, on June 8, 2020, the Redeveloper secured a Certificate of Completion from the JCRA for having completed construction of the 93-unit multifamily structure and related site improvements on the Property; and

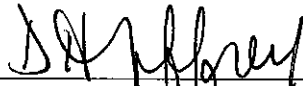
WHEREAS, Ash has requested discharges of the above satisfied mortgages.

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 Executive Director is hereby authorized to execute the attached discharge contained in **Exhibit A** evidencing satisfaction of the JCRA's mortgage dated October 19, 2015 and recorded November 16, 2015 with the Office of the Register of the County of Hudson in Mortgage Book 18636, Page 747 securing payment of \$850,000 and interest.
3. The Executive Director is hereby authorized to execute the attached discharge contained in **Exhibit B** evidencing satisfaction of the JCRA's mortgage dated April 2, 2017 and recorded May 4, 2017 with the Office of the Register of the County of Hudson in Mortgage Book 18948, Page 956 was entered between the JCRA and Ash, securing payment of \$630,000.00 and interest.
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 its Regular Meeting of October 20, 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				✓

DISCHARGE OF MORTGAGE

A certain Mortgage dated October 19, 2015 was made between the **JERSEY CITY REDEVELOPMENT AGENCY** and **ASH URBAN DEVELOPMENT, LLC** (now known as ASH URBAN RENEWAL DEVELOPMENT, LLC).

This Mortgage was made to secure payment of \$850,000.00 and interest. It was recorded in the Hudson County Clerk's Office on November 16, 2015, in Mortgage Book 18636, on page 700, along with a related Loan Agreement between Ash Urban Development LLC and Jersey City Redevelopment Agency dated 10/19/2015 and recorded 11/16/2015 in the Office of the Register of the County of Hudson in Mortgage Book 18636 Page 747.

This Mortgage has been PAID IN FULL or otherwise SATISFIED and DISCHARGED. It may now be discharged of record. This means that this Mortgage is now canceled and void.

I sign and CERTIFY to this Discharge of Mortgage on _____, 20____.

JERSEY CITY REDEVELOPMENT
AGENCY

By: _____
Name: Diana H. Jeffrey
Title: Executive Director

STATE OF NEW JERSEY :
:
COUNTY OF HUDSON :

BE IT REMEMBERED that on this ____ day of _____, 2020, before me, the undersigned witnessing authority, personally appeared Diana H. Jeffrey, who is the Executive Director of Jersey City Redevelopment Agency, a body corporate and politic, and the Lender named in the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Commissioners of the body corporate and politic; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument is the proper corporate seal and was thereto affixed.

Sworn to and subscribed before me this
____ day of _____, 20____

Notary Public of the State of New Jersey

DISCHARGE OF MORTGAGE
JERSEY CITY REDEVELOPMENT AGENCY, LENDER
TO
ASH URBAN DEVELOPMENT, LLC, BORROWER

Record and Return to:

11040v1
217759931v1

DISCHARGE OF MORTGAGE

A certain Mortgage dated April 3, 2017, was made between **JERSEY CITY REDEVELOPMENT AGENCY** and **ASH URBAN RENEWAL DEVELOPMENT, LLC**.

This Mortgage was made to secure payment of \$630,000.00 and interest. It was recorded in the Hudson County Clerk's Office on May 4, 2017, in Mortgage Book 18948, on page 956.

This Mortgage has been PAID IN FULL or otherwise SATISFIED and DISCHARGED. It may now be discharged of record. This means that this Mortgage is now canceled and void.

I sign and CERTIFY to this Discharge of Mortgage on _____, 20____.

JERSEY CITY REDEVELOPMENT
AGENCY

By: _____
Name: _____
Title: _____

STATE OF NEW JERSEY :
:
COUNTY OF HUDSON :

BE IT REMEMBERED that on this ____ day of _____, 20____, before me, the undersigned witnessing authority, personally appeared Diana H. Jeffrey, who is the Executive Director of Jersey City Redevelopment Agency, a body corporate and politic, and the Lender named in the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Commissioners of the body corporate and politic; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument is the proper corporate seal and was thereto affixed.

Sworn to and subscribed before me this
____ day of _____, 20____

Notary Public of the State of New Jersey

DISCHARGE OF MORTGAGE
JERSEY CITY REDEVELOPMENT AGENCY
TO
ASH URBAN RENEWAL DEVELOPMENT, LLC.

Record and Return to:

11040v1
217760568v1

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
MEMBER PARTICIPATION IN THE INTERLOCAL
PURCHASING SYSTEM AND AUTHORIZING THE AGENCY TO
ENTER INTO A COOPERATIVE PRICING AGREEMENT**

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 Redevelopment Law, the Agency must purchase certain goods and/or services from time to time to implement redevelopment plans and carry out redevelopment projects in redevelopment areas throughout the City; and

WHEREAS, N.J.S.A. 52:34-6.2(b)(3) authorizes a contracting unit to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process by another contracting unit within the State of New Jersey, or within any other state; and

WHEREAS, The Interlocal Purchasing System ("**TIPS**"), is a national purchasing co-operative program offered by Region VIII Education Service Center, located in Pittsburg, Texas, that was developed using a competitive bidding process; and

WHEREAS, the Agency desires to join TIPS to purchase goods and/or contract for services to make the procurement process more efficient and provide cost savings to the Agency,

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

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

Section 2. This Resolution shall be known and may be cited as the TIPS Cooperative Purchasing Resolution of the Agency.


Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to enter into a cooperative purchasing agreement with TIPS and execute any and all documents necessary to effectuate this Resolution, in consultation with counsel, including all necessary forms and agreements to participate in TIPS.

Section 4. Prior to making purchases or contracting for services through TIPS, the Agency shall determine that the use of the cooperative purchasing agreement with TIPS shall result in a cost savings after all factors, including charges for service, material and delivery, have been considered.

Section 5. The Agency shall ensure that the goods and/or services procured through TIPS shall comply with all applicable laws of the State of New Jersey, including N.J.S.A. 40A:11-1 et seq.

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 October 20, 2020.


Diana R. 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 REAUTHORIZING CONTRACT NO. 19-11-RN5 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY LOCATED AT BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 WITHIN THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY

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

WHEREAS, the City and the Agency have determined to undertake a project to redevelop certain properties throughout the City with an aim to develop the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a 111-mile continuous pedestrian and bicycle trail (the "**Morris Canal Greenway**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, specifically *N.J.S.A. 40A:12A-22(k)*, the Agency requires from time to time the services of certain professionals to assist the Agency in discerning the economic and environmental viability for potential redevelopment of various parcels; and

WHEREAS, Gallagher Bassett Technical Services, Inc. ("**GBTS**") submitted a proposal to the Agency dated November 5, 2019 (the "**Proposal**"), to perform the services of a Licensed Site Remediation Professional ("**LSRP**") in connection with the preparation of a Remedial Action Workplan, Quality Assurance Project Plan and Remedial Action Report (the "**LSRP Services**") for a portion of the Morris Canal Greenway identified as Block 27804, Lot 13 and Block 28401, Lot 40 on the City's tax maps; and

WHEREAS, by Resolution No. 19-11-17 adopted on November 18, 2019, the Agency's Board of Commissioners authorized Contract No. 19-11-RN5 with GBTS dated November 30, 2019 to perform the LSRP Services for a period of one (1) year, as amended by First Amendment to Contract No. 19-11-RN5 dated on or about May 20, 2020 (collectively, the "**Contract**") for a total cost not to exceed \$80,850.00; and

WHEREAS, the balance remaining under the Contract is Sixty-Three Thousand Two Hundred and Twenty-Five Dollars (\$63,225.00); and

WHEREAS, GBTS requires additional time to complete the LSRP Services; and

WHEREAS, GBTS possesses the skills and expertise to perform and complete the LSRP Services; and

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

WHEREAS, the Agency desires to reauthorize the professional services agreement with GBTS to perform and complete the LSRP Services at the rates set forth in the Proposal; and

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

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

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

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

Section 2. The Board of Commissioners hereby reauthorizes the Contract for professional services with GBTS for the performance of LSRP Services in a total amount not-to-exceed the balance remaining under the Contract of Sixty-Three Thousand Two Hundred and Twenty-Five Dollars (\$63,225.00), payable according to the rates set forth in the Proposal, and for a term expiring either one (1) year from the effective date of such reauthorized contract or upon completion of the LSRP Services, whichever is earlier, in accordance with the terms and conditions set forth in the Agency's form professional services agreement.

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

Section 4. This Resolution shall take effect immediately.

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 October 20, 2020.


Diana H. Jeffrey, Secretary

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

SEE SHEET 283

FERNCLIE

ROMAR

SEE SHEET 285

THESE CONDITIONS AS OF JUNE 2020

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 50' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.,
T & H ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07048

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

TAX MAP

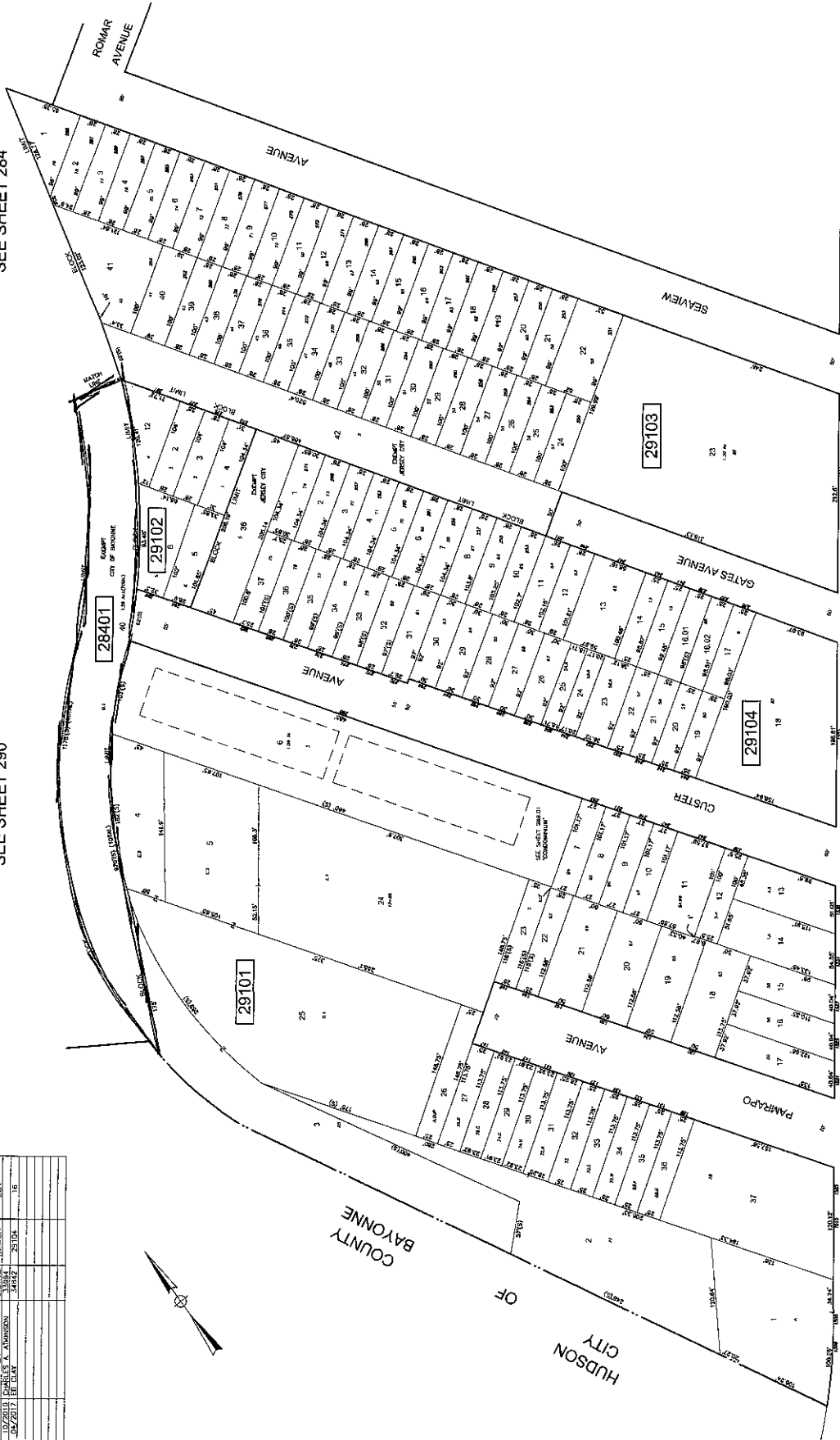
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

THESE CONDITIONS AS OF JUNE 2020

REVISIONS				
DATE	BY	LIC NO	CLOCK	LOT
10/26/10	CHARLES A. ANTHON	33894	25104	16
04/20/17	ED CLAY	34842		

SEE SHEET 290

SEE SHEET 284



SEE SHEET 284

SEE SHEET 285

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"= 50' AUGUST, 2006

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

THIS MAP HAS BEEN GIVEN A
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BOULEVARD

KENNEDY

SEE SHEET 296

SEE SHEET 297

SEE SHEET 298

SEE SHEET 299

SEE SHEET 302

ARCH - COM#24GA27975300

YOU SHOW' CONDITIONS AS OF JUNE, 2000

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 19-11-RN5 WITH GALLAGHER BASSETT TECHNICAL SERVICES FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY LOCATED AT BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 WITHIN THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY

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

WHEREAS, the City and the Agency have determined to undertake a project to redevelop certain properties throughout the City with an aim to develop the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a 111-mile continuous pedestrian and bicycle trail (the "Morris Canal Greenway"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, specifically *N.J.S.A. 40A:12A-22(k)*, the Agency requires from time to time the services of certain professionals to assist the Agency in discerning the economic and environmental viability for potential redevelopment of various parcels; and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* and as authorized by Resolution No. 19-11-17 adopted by the Agency Board of Commissioners on November 18, 2019, the Agency and Gallagher Bassett Technical Services ("GBTS") entered into that certain Professional Services Contract No. 19-11-RN5 (the "Contract") to perform the services of a Licensed Site Remediation Professional ("LSRP") in connection with the preparation of a Remedial Action Workplan, Quality Assurance Project Plan and Remedial Action Report (the "LSRP Services") for a portion of the Morris Canal Greenway identified as Block 27804, Lot 13 and Block 28401, Lot 40 on the City's tax maps for an amount not to exceed Seventy-One Thousand Four Hundred Dollars (\$71,400.00); and

WHEREAS, on May 14, 2020, GBTS submitted a proposal to the Agency requesting an increase of the Contract amount (the "Revised Proposal") due to the higher level of involvement required by GBTS to perform the LSRP Services; and

WHEREAS, the Agency desires to authorize an amendment to the Contract (the "First Amendment") to increase the previously authorized amount for the LSRP Services by Nine Thousand Four Hundred and Fifty Dollars (\$9,450.00), which amount represents a portion of the proposed amount in the Revised Proposal and shall be payable in accordance with the hourly rates set forth in the Revised Proposal, such that the total contract amount as amended shall not exceed Eighty Thousand Eight Hundred and Fifty Dollars (\$80,850.00); and

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

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


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

Section 2. The Board of Commissioners hereby authorizes the First Amendment to the Contract to allow for an increase of the total amount to be paid under the Contract for LSRP Services by Nine Thousand Four Hundred and Fifty Dollars (\$9,450.00) for a new total amount not to exceed Eighty Thousand Eight Hundred and Fifty Dollars (\$80,850.00), which amount shall be payable in accordance with the hourly rates set forth in the Revised Proposal.

Section 3. Except as authorized herein, all other terms and conditions of the Contract shall remain the same and in full force and effect.

Section 4. The Chairman, Vice Chair, Executive Director, and/or Secretary are hereby authorized to execute and deliver the First Amendment and any and all other documents necessary to effectuate this Resolution, with such additions, deletions and/or modifications as deemed necessary in consultation with counsel.

Section 5. This Resolution shall take effect immediately.


DIANA H. JEFFREY, SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of May 19, 2020.

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



TECHNICAL SERVICES

May 14, 2020

Mr. Robert Napiorski
Jersey City Redevelopment Agency
66 York Street, Suite 30
Jersey City, NJ 07302

Re: Proposal for the Institution of a Classification Exception Area
Country Village Site – Morris Canal Greenway
GBTS Proposal 19-12158.1CM

Dear Mr. Napiorski:

WCD Group is now the Technical Services division of Gallagher Bassett Services, Inc. (herein referred to as GBTS), and is pleased to provide this proposal to the **Jersey City Redevelopment Agency (JCRA)** for environmental consulting services at the Country Village Greenway Site in the City of Jersey City, NJ. Gallagher Bassett is part of AJ Gallagher, a \$6.0 billion NYSE company and one of the largest risk management firms in the world. Below please find our technical approach and fee proposal.

Background

The establishment of a Classification Exception Area for Historic Fill at the Site is proposed. Once established, no further monitoring or reporting of groundwater will be required.

Scope

GBTS will provide a Senior Project Manager with over 12 years of experience with JCRA and identical projects, as well as a New Jersey Department of Environmental Protection (NJDEP) Licensed Site Remediation Professional (LSRP) in good standing to oversee, manage, and complete the following list of specific tasks. As stated in our Statement of Qualifications, the proposed LSRP of record for this engagement will be Mr. Edward Sullivan (LSRP #573514 NJ). Mr. Sullivan will be supported by GBTS Senior Project Managers, Environmental Scientists, and other environmental professionals as necessary to complete these tasks in full conformance with aforementioned NJDEP and USEPA regulations and guidelines.

Task 1—Preparation of a Classification Area for Historic Fill only

As indicated above, Mr. Edward Sullivan will be designated the LSRP of record for the Site.

A groundwater classification exception area (CEA) will be established for the historic fill material using the footprint of the property as the boundaries of the CEA. The CEA will remain effective indefinitely. However, a groundwater remedial action permit and associated annual fees will not be required.

125-310 Village Boulevard, 3rd Floor
Princeton, NJ 08540
O: 609-730-0007
F: 609-730-0011
www.gallagherbassett.com

GBTS will complete and submit a CEA/Well Restriction Area (WRA) Fact Sheet form to NJDEP which will include the following:

- A map and cross-section map of the groundwater CEA in both PDF and GIS-compatible formats;
- The remedial investigation report (RIR) for the site; and
- A list of the names and addresses of those persons who were notified in accordance with NJDEP requirements below.

GBTS will mail a copy of the CEA/WRA Fact Sheet form via certified mail/return receipt requested to the various entities required by NJDEP.

The NJDEP will establish the CEA based on the information submitted by posting the map of the groundwater CEA and WRA on its website and through the submittal of the CEA/Well Restriction Area (WRA) Fact Sheet.

Task 2—Coordination and Review with NJDEP

GBTS and the LSRP will respond to and make any changes requested by NJDEP. A final submission will be prepared and submitted to NJDEP.

Task 3—Additional Meetings

Based on the November 6, 2019 RFQ, GBTS included attendance of three meetings in our initial proposal; our increased involvement and more frequent meeting schedule has caused this item to be exceeded. As a result of our increased involvement and increased project schedule (resulting in increased meeting schedule), we have added this task to our scope. Community meetings and outreach are excluded from this proposal.

Cost

GBTS shall perform the work as described above in accordance with the attached fee schedule. Costs take into consideration elements included in the Request for Pricing Clarifications (dated October 29, 2019) and JCRA's subsequent responses.

Tasks that are based on time and materials/not-to-exceed (T&M/NTE) cost are to be considered estimates and will not be exceeded without prior client authorization. Actual Site conditions may affect the final costs. Tasks based on a lump sum value are specific to the scope of work described above. Additional work requested and approved by the JCRA will be on an hourly rate basis. All work will be performed in accordance with the attached Fee Schedule and Terms and Conditions or other mutually-agreeable contracting instrument.

GBTS shall perform the work as described above in accordance with the following fee schedule.

Task 1—Preparation of a CEA for Historic Fill	\$4,950
Task 2—Coordination and response to comments with NJDEP.....	\$500
Task 3—Additional Meetings.....	\$4,000
Total Estimated Cost	\$9,450

Additional work requested and approved by JCRA shall be on an hourly rate basis in accordance with the attached Fee Schedule.

Payments are due 30 days from receipt of invoice. Payment is the sole responsibility of the JCRA and is not contingent upon third party funding, transactional closing, or insurance recovery.

Assumptions

1. No other contaminants of concern which are not associated with Historic Fill will be included as part of the Historic Fill CEA Application; and
2. Task 3 assumes bi-weekly meetings until September.


We trust that this proposal will meet your expectations. If the foregoing is in accordance with your understanding, kindly confirm your acceptance and agreement by signing and returning the original of this Agreement that will thereupon constitute an agreement between us. If you have any questions or comments, or require clarification on any item, please do not hesitate to contact me at 609-730-0007.

Respectfully submitted,
Gallagher Bassett Services, Inc.

Prepared by:


James Blaney, CHMM
Operations Manager, Environmental

Reviewed by:


James Capritti, CHMM
Managing Director, Remediation Services

c. Files
Attachments

AUTHORIZATION

Accepted by the Authorized Representative of:
Jersey City Redevelopment Agency

Print Name and Title

Date



TECHNICAL SERVICES

GALLAGHER BASSETT SERVICES, INC., TECHNICAL SERVICES DIVISION CONSULTING SERVICES RATES

COST AND FEE SCHEDULE—2020

I. INVOICE CONTENTS

Invoices for services and work provided by Gallagher Bassett Services, Inc. (GBSI) will consist of: (1) hourly rate fees for professional and support personnel; (2) travel, shipping, and communication charges; and (3) sales or gross receipt taxes, as applicable. Hourly and travel charges will be based from portal-to-portal. These rates are effective through December 31, 2020.

II. PERSONNEL RATES

Subject to periodic revisions, hourly rate fees for Personnel are indicated as follows:

	<u>Hourly Billing Rate</u>
Managing Director	\$225
Ph.D. level Consultant	\$200
Senior Professional (CM, Sr. PE or CIH)	\$200
Senior Engineer/Architect	\$195
Senior Consultant	\$185
Certified Field Consultant (IH)	\$180
Senior Construction/Remediation Manager	\$175
Construction Project Manager	\$165
Remediation Project Manager	\$165
Safety Manager	\$155
Staff Engineer	\$155
Certified Ergonomist	\$150
Assistant Remediation Project Manager	\$145
Estimator/Scheduler	\$145
Construction Inspector	\$135
Senior Asbestos/Lead Project Manager	\$135
Asbestos Project Designer	\$115
Asbestos/Lead Project Manager	\$115
Environmental Technician	\$115
Senior Scientist/Industrial Hygienist	\$115
Field Consultant (IH)	\$110
CADD Designer	\$100
Certified Asbestos Investigator (ACP 5)	\$95
Engineering/Environmental Tech (OER/DEC)	\$95
Lead Risk Assessor	\$95
Mold Assessor	\$95
Asbestos Inspector	\$85
Technical Writer	\$85
Lead Inspector	\$80

Project Administrative Support ¹	\$75
Project Coordinator	\$75
Asbestos Project Monitor	\$65
Clerical Support ¹	\$65

In addition to the hourly rates set for above and any agreed upon lump-sum rate, the Client will reimburse all direct costs incurred by GBSI, including travel, lodging, and per diem expenses, as well as all other out-of-pocket expenses. GBSI will apply a 15% surcharge on all such direct costs. Additionally, GBSI will charge 50% of the above standard rates or a minimum of \$85/hour rate for professional travel.

III. DISBURSEMENTS

Travel	\$0.65 per mile plus tolls
Per Diem (meals)	\$95.00
Expenses	Cost plus 15%
Subcontractors	Cost plus 15%

IV. NOTES

1. Expert testimony excluding preparation time will be charged at 2.5 times the specified hourly rate.
2. All invoices are payable within 30 days of receipt. A 15% penalty charge on overdue accounts may be assessed by this office.
3. Retainers will be applied to the last project invoice. Any retainer in excess of the final invoice will be returned to the Client.

¹Over eight hours per day, holiday, Saturday and Sunday work for Administrative/Clerical labor will be charged at their respective hourly rate times 1.50.

PROFESSIONAL SERVICES CONTRACT NO. 19-11-RN5

THIS PROFESSIONAL SERVICES CONTRACT NO. 19-11-RN5 (the "Agreement"), is entered into as of this 30 day of November 2019 (the "Effective Date"), by and between the **JERSEY CITY REDEVELOPMENT AGENCY**, a public body corporate and politic of the State of New Jersey, with offices at 66 York Street, Floor 3, Jersey City, New Jersey 07302 (the "Agency"), and **GALLAGHER BASSETT SERVICES, INC.** with offices at 23 Rt. 31 North, Suite B26, Pennington, New Jersey 08534 (the "Consultant"; together with the Agency, the "Parties"; each, a "Party").

WITNESSETH:

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 may be amended and/or supplemented from time to time, the "Redevelopment Law"); and

WHEREAS, the City and the Agency have determined to undertake a project to redevelop certain properties throughout the City with an aim to develop the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a 11.1-mile continuous pedestrian and bicycle trail (the "Morris Canal Greenway"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires from time to time the assistance of certain professionals to assist the Agency in discerning the economic and environmental viability of certain parcels for potential redevelopment; and

WHEREAS, the Agency requires the services of a Licensed Site Remediation Professional (the "LSRP") in connection with the preparation of a Remedial Action Workplan, Quality Assurance Project Plan and Remedial Action Report and certain other environmental engineering and implementation services for a portion of the Morris Canal Greenway (the "LSRP Services") from an experienced and qualified firm in connection with the Morris Canal Greenway; and

WHEREAS, the Consultant submitted that certain Proposal to perform the LSRP Services, dated November 5, 2019, attached hereto as Exhibit A (the "Proposal"); and

WHEREAS, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "LPCL") to enter into contracts, as deemed necessary for the efficient operation of the Agency; and

WST

WHEREAS, by Resolution 19-11-17 dated November 18, 2019, attached hereto as Exhibit B, the Agency's Board of Commissioners authorized execution of a professional services contract with the Consultant to perform the LSRP Services in accordance with the Proposal; and

WHEREAS, under N.J.S.A. 40A:11-5(1)(a)(i) of the LPCL, contracts for which the subject matter consists of professional services may be awarded without competitive bidding.

NOW, THEREFORE, the Agency and the Consultant, for the consideration and under the conditions hereinafter set forth, the sufficiency and receipt of which are hereby acknowledged, do agree as follows:

SECTION 1 – PURPOSE

The above recitals are hereby incorporated by reference into this Agreement, as if set forth in full. The purpose of this Agreement is to set forth the respective rights, obligations, conditions and agreements of the Parties in connection with the Consultant's providing of the Services.

SECTION 2 – SCOPE OF SERVICES; PERFORMANCE

A. The Consultant shall perform the LSRP Services and shall prepare all deliverables as outlined in and in accordance with the Proposal.

B. The Consultant's performance of the Services shall not be materially different from or more or less extensive than as specified in the Proposal, unless such modifications are reduced to writing and signed by authorized representatives of the Agency and the Consultant in accordance with Section 3 herein.

C. In performing the Services, the Consultant shall operate as and have the status of an independent contractor and shall not be deemed an agent or employee of the Agency. As an independent contractor, the Consultant shall be solely responsible for determining the means and methods of performing the Services.

D. The Consultant shall perform the LSRP Services in a manner consistent with: (1) that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances, and (2) all applicable federal, state, or local statutes, regulations, ordinances, or guidance documents issued by any regulatory agency with appropriate jurisdiction.

E. The Consultant shall provide to the Agency a detailed, written schedule for performance of the Services, which schedule shall set forth a timeline identifying tasks, milestones, and deliverables.

F. The Consultant shall provide monthly progress reports to the Agency describing at a minimum the work performed, anticipated upcoming tasks, and any problems encountered in rendering the Services.

WZC

- G. All Services shall be performed by licensed individuals, where applicable.

SECTION 3 – COMPENSATION AND PAYMENT

A. Compensation paid by the Agency to the Consultant for the performance of the LSRP Services shall not exceed Seventy-One Thousand Four Hundred Dollar (\$71,400.00), which shall be payable in accordance with the Pricing Form set forth in the Proposal. Such compensation shall be inclusive of all work required to complete the Services. Such compensation shall include, and the Agency shall not be responsible for paying, any and all costs for labor, overhead and basic support services incurred by the Consultant. The Agency will not reimburse the Consultant for costs deemed by the Agency to be part of the Consultant's labor costs, overhead costs and/or basic support costs. Notwithstanding anything to the contrary in the Proposal, the Consultant shall be solely responsible for its own subcontractor, travel, meal and printing expenses, all of which are hereby deemed part of the Consultant's overhead costs.

B. Prior to engaging in work that may exceed the scope of the Services, the Consultant shall submit to the Agency, in writing, a request to perform such additional work, detailing the nature of the work, the cost of performing such work, and the need for the additional work. The Consultant shall not proceed with any such additional work without obtaining the prior, written consent of the Agency. Any modifications of the scope of the Services that would result in increasing the not to exceed amount set forth in Section 3(A) or other material revisions to this Agreement shall require the prior authorization of the Agency's Board of Commissioners and shall in all cases be conditioned upon the availability of funds.

C. The Consultant shall submit to the Agency monthly invoices, and any required Agency accounts payable vouchers, showing the Services performed and the charges therefor during the period covered thereby, in proportion to the total Services to be completed hereunder. The Consultant understands that said invoices and vouchers must be submitted to the Agency for approval prior to payment.

SECTION 4 – INSURANCE

A. The Consultant shall procure, purchase and maintain the following insurance during the term hereof. The insurance policies described herein shall be kept in force until submission of final invoices by the Consultant for all Services required hereunder.

i. **Commercial General Liability Coverage.** The Consultant shall, at its own cost and expense, obtain and keep in force during the term of the Agreement, a policy of commercial general liability ("CGL") insurance insuring against any and all liability arising out of the Consultant's non-professional services for injuries to any person or persons and for loss or damage to the property of any person for not less than Two Million Dollars (\$2,000,000.00) per occurrence and in the general aggregate. Same shall cover without limit claims and damages of bodily injury, including personal injury, sickness or disease, or death of employees or any other person; and from claims for damages because of injury to or destruction of tangible property, including loss of use resulting therefrom.

ii. **Professional Liability Insurance.** The Consultant shall, at its own cost and expense, obtain and keep in force during the term of the Agreement a policy of professional liability insurance with limits of not less than One Million Dollars (\$1,000,000.00) per claim, and Two Million Dollars (\$2,000,000.00) in the aggregate.

iii. **Workers' Compensation Insurance.** The Consultant shall, at its own cost and expense, obtain and keep in force during the term of the Agreement workers' compensation insurance at amounts equal to the greater of either: (a) those amounts required statutorily in the State of New Jersey; or (b) Employer's Liability Insurance, Part II, Schedule B, securing a minimum compensation for the benefit of the employees of the Consultant with limits of not less than:

\$500,000.00 per accident for bodily injury by accident;

\$500,000.00 policy limit for bodily injury by disease; and

\$500,000.00 per employee for bodily injury by disease.

The Agency does not recognize the Consultant as its employee and will not be responsible for any workers' compensation claims filed against the Consultant. The Consultant shall have no status relative to the Agency other than that of independent contractor.

iv. **Automobile Liability Coverage.** The Consultant shall, at its own cost and expense, obtain and keep in full force during the term of the Agreement automobile liability coverage of not less than Three Hundred Thousand Dollars (\$300,000.00) combined single limit for bodily and property damage liability ("Automobile Liability Coverage").

B. The following riders shall be made a part of the policies described above:

i. The CGL and Automobile Liability Coverage policies obtained by the Consultant pursuant to this Agreement shall name the Agency and the City as additional insureds and shall list the locations and properties by Tax Block, Tax Lot and address where the Services will be performed. Such coverage shall be primary and non-contributory over any other coverage. Further, any such additional insured coverage endorsements shall be set forth on ISO Form CG 20 10 11 85 or its equivalent.

ii. Upon execution of this Agreement, the Consultant shall provide the Agency with proof of payment of all applicable premiums together with certificates of insurance and complete copies of all policies and any applicable additional insured endorsements thereto reflecting the coverages required pursuant to this Agreement, and in the case of the Consultant's CGL and Automobile Liability Coverage policies, the additional insured status of the Agency and the City.

iii. The presence of employees of the Agency on the Property shall not invalidate any term or condition of any of the Consultant's policies of insurance required to be purchased and maintained pursuant to this Agreement.

iv. The policies required to be purchased and maintained pursuant to this Agreement shall not be canceled, terminated, non-renewed, or the limits thereof reduced by endorsement, by the Consultant or any insurance company unless thirty (30) days' prior written notice is sent by certified mail to the Consultant and to the Agency.

v. The Consultant shall procure, purchase and maintain insurance of the kinds and in the amounts herein set forth with insurance companies authorized to do business in the State of New Jersey, and rated A or better in the Best's Key Rating Guide for Property and Casualty covering all operations under this Agreement.

SECTION 5 – TERMINATION

A. The Agency reserves the right to terminate this Agreement in whole or in part upon written notice to the Consultant of such termination and specifying, the effective date therefor. In such case, the Consultant shall continue to provide the Services as required by the Agency until the effective date provided in the termination notice.

B. If this Agreement is terminated by the Agency pursuant to this Section 5, the Consultant shall be paid an amount which bears the same ratio to the total compensation as the services actually performed bear to the total Services covered by this Agreement, less payments of compensation previously made, provided that the Agency shall not be responsible for any additional fees, costs, expenses or charges incurred by the Consultant as a result of such termination.

C. All finished or unfinished documents, data, studies, and reports prepared by the Consultant under this Agreement shall be considered the Agency's property, provided, however, that the Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents. Consultant shall provide the Agency with all such documents, data, studies, and reports upon written demand of the Agency, but the Consultant shall be permitted to retain a copy of same for its records. Notwithstanding the above, the Consultant shall not be relieved of liability to the Agency for damages sustained by the Agency by virtue of any breach of this Agreement by the Consultant, and the Agency may withhold any payments to the Consultant for the purpose of setoff until such time as the exact amount of damages due the Agency from the Consultant is determined.

SECTION 6 – DISPUTE RESOLUTION

Disputes arising under this Agreement shall be submitted to a process of resolution pursuant to alternative dispute resolution practices, such as mediation or non-binding arbitration pursuant to industry standards, prior to being submitted to any court for adjudication; the Parties shall discuss and agree on the alternative dispute mechanism to utilize. If the Parties cannot agree on any alternative dispute mechanism, they are left to their respective rights at law or in equity. Engaging in any alternative dispute resolution process shall not prevent any Party from seeking injunctive, equitable or declaratory relief in a court of competent jurisdiction as may be needed under the circumstances. All judicial proceedings pertaining to this Agreement shall be brought

either in the Superior Court of New Jersey – Hudson Vicinage, or in the federal courts within the State of New Jersey, as the case may be.

SECTION 7 – INDEMNITY

The Consultant shall be liable to and hereby agrees to indemnify defend, save and hold harmless the Agency and the City of Jersey City; and their respective employees, officers, commissioners, directors and officials from any and all damages; and from costs and expenses, including reasonable legal fees and costs to which the Agency and/or the City and their respective employees, officers, commissioners, directors and officials may be subjected; or which they may suffer or incur by reason of any loss, property damage, bodily injury or death resulting from any negligent act, error, omission or willful misconduct of the Consultant or its officers, employees, contractors or agents in the performance of this Contract.

SECTION 8 – TERM

This Agreement shall terminate one (1) year after the effective date of the contract or upon completion of the LSRP Services contemplated in the Proposal, whichever is earlier, unless terminated before such termination date in accordance with Section 5 herein.

SECTION 9 – POLITICAL CONTRIBUTION DISCLOSURE

This Agreement has been awarded to the Consultant based on its merits and abilities to provide the professional Services described herein and in accordance with applicable law. The Consultant shall comply with the provisions of the City of Jersey City's Pay-to-Play Reform Ordinances, including Ordinance No. 08-128, attached hereto as Exhibit C.

SECTION 10 – ADDITIONAL TERMS AND CONDITIONS

This Agreement is subject to and incorporates the provisions of *N.J.S.A. 10:5-31 et seq.* and *N.J.A.C. 17:27-1.1 et seq.*, with pertinent provisions attached hereto as Exhibit D, and pertinent provisions of the New Jersey Law Against Discrimination respecting public contracts, *N.J.S.A. 10:2-1* through *N.J.S.A. 10:2-4*, with all amendments thereto, attached hereto as Exhibit E.

SECTION 11 – CONFIDENTIALITY

In the course of performing the Services, the Consultant may gain access to nonpublic and confidential information. The Agency requires the Consultant to maintain the confidentiality of such information both during and after Consultant's performance hereunder. The Consultant shall implement appropriate procedures to ensure the protection of all such information.

SECTION 12 – ENTIRE CONTRACT

This Agreement and all exhibits attached hereto constitute the entire agreement between the Agency and the Consultant with respect to the subject matter hereof. This Agreement

supersedes all prior or contemporaneous communications or representations of agreement, whether written or oral, with respect to the subject matter thereof. There have been and are no covenants, representations, restrictions or agreements other than those herein expressed.

SECTION 13 – TITLES AND HEADINGS

Any titles of the sections or subsections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

SECTION 14 – COUNTERPARTS

This Agreement may be executed in counterparts, each of which, when taken together, shall constitute one and the same instrument. Facsimile or PDF format signatures shall be deemed to be originals.

SECTION 15 – NOTICES

Any written notices required or desired hereunder shall be addressed to the respective Parties at the addresses above set forth, or such other address which may be designated in writing.

SECTION 16 – CONFLICTS

In the event of any conflict, ambiguity or inconsistency between the terms and conditions of this Agreement and the terms and conditions of the Proposal, the terms and conditions of this Agreement shall control.

SECTION 17 – APPLICABLE LAW

The Consultant acknowledges that it has complied with Affirmative Action/Equal Employment Opportunity, Pay-to-Play and business registration requirements and that all required forms in connection therewith are on file with the Agency. This Agreement shall be governed and construed under and in accordance with the laws of the State of New Jersey, including without limit the LPCL.

SECTION 18 – SEVERABILITY

If any part of this Agreement is for any reason found to be unenforceable, all other portions of this Agreement shall nevertheless remain enforceable.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the Agency and the Consultant have entered into this Agreement as of the Effective Date.

WITNESS:


GALLAGHER BASSETT SERVICES, INC.


Name: Victoria Panico

By:

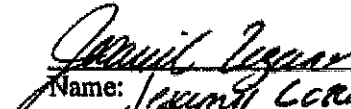
Name:

Title:


William D'Angelo
Division President

WITNESS:

JERSEY CITY REDEVELOPMENT AGENCY


Name: Jeremiah Loran

By:

Diana Jeffrey

Executive Director

EXHIBIT A

**PROPOSAL FOR LSRP SERVICES
DATED NOVEMBER 5, 2019**



TECHNICAL SERVICES

November 5, 2019

Mr. Robert Napiorski
Jersey City Redevelopment Agency
66 York Street, Suite 30
Jersey City, NJ 07302

Re: Proposal for LSRP Services
County Village Site – Morris Canal Greenway

Dear Mr. Napiorski:

Gallagher Bassett Technical Services (GBTS), formerly WCD Group, is pleased to provide this proposal to the Jersey City Redevelopment Agency (JCRA) for the provision of professional consulting and risk management services, including a Licensed Site Remediation Professional (LSRP), for work at the Country Village Site – Morris Canal Greenway. Gallagher Bassett Technical Services is the environmental consulting, risk engineering, industrial hygiene, and environmental construction management operating unit for Gallagher Bassett Services, Inc. Gallagher Bassett is the risk management division of Arthur J. Gallagher & Co. (NYSE:AIG). Gallagher is one of the largest risk management firms in North America. As you are aware, WCD has a long standing relationship with JCRA completing many identical projects. Gallagher has also been active in NJ for decades. Below please find our technical approach and fee proposal.

Background

Per the Request for Proposals for LSRP Services at the Country Village Site – Morris Canal Greenway (RFP), it is our understanding that the JCRA intends to award a contract to a responsible firm for the provision of LSRP services for the remediation oversight, meeting attendance, and document preparation in advance of and during the construction of this linear construction project. As stated in the RFP, the JCRA anticipates that the construction portion of the greenway segment of this project to begin in early 2020. It is also our understanding that the United States Environmental Protection Agency (USEPA) will be partially funding the environmental remediation through issuance of a grant. Therefore, certain activities will require their review and approval.

GBTS understands that our work must comply with, at a minimum, the NJDEP *Technical Requirements for Site Remediation* (TRSR) codified as NJAC 7:26E and the *Linear Construction Technical Guidance* document dated January 2012. We also fully understand that the administrative requirements contained within the *Administrative Requirements for Remediation of Contaminated Sites* (ARRCS) codified as NJAC 7:26C, are not applicable due to a municipal exemption based on the JCRA's public entity status (unless otherwise specified below). GBTS has reviewed and hereby accepts the contents of the CME Preliminary Assessment/Phase I, as well as the Site Investigation Report (October 2018).

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GBTS, as WCD, has been an approved environmental consultant for ICRA for many consecutive years and we had previously submitted a Statement of Qualifications (SOQ) to the ICRA for this project. As per the instructions contained in the RFP, we are purposely not including GBTS qualifications in this proposal.

Scope

In general terms, GBTS will provide a senior Project Manager with over twelve years of experience with ICRA and identical projects, as well as a New Jersey Department of Environmental Protection (NJDEP) LSRP in good standing to oversee, manage, and complete the following list of specific tasks. As stated in our SOQ, the proposed LSRP of record for this engagement will be Mr. Edward Sullivan (LSRP #573514 NJ). Mr. Sullivan will be supported by GBTS senior project managers, environmental scientists, and other environmental professionals as necessary to complete these tasks in full conformance with aforementioned NJDEP and USEPA regulations and guidelines.

Task 1—Designation of LSRP and Meetings

As indicated above, Mr. Edward Sullivan will be designated the LSRP of record for the Site.

Mr. Sullivan will submit the LSRP Notification of Retention Form to NJDEP through the NJDEP on-line portal. As the LSRP, Mr. Sullivan will provide oversight, certification, and observation services for all remedial activities at the Site and certify and approve all reports and submittals as required. Mr. Sullivan will evaluate the remedial action for compliance with the NJDEP *Site Remediation Reform Act (SRRA)*, *AARCS*, *TRSR*, and applicable NJDEP Guidance Documents.

GBTS will complete, certify, and submit all necessary NJDEP SRRA forms and certifications required to comply with the AARCS. The forms will be submitted at the appropriate stage of NJDEP Site Remediation Program (SRP) compliance and may accompany the various reports that will be prepared by GBTS as part of this effort.

For budgetary purposes this task includes the participation in at least three (3) project meetings. It has been assumed that the project meetings will be attended by the LSRP and the GBTS Project Manager, and each meeting will run no longer than two hours.

Task 2—Preparation of Draft and Final Remedial Action Workplan (RAW)

GBTS will prepare a Remedial Action Workplan (RAW) for the Site in accordance with NJAC 7:26E including an initial receptor evaluation. The RAW will address all Areas of Concern (AOCs) requiring further remediation. The RAW will present an evaluation of the Site data and a scope of work for the proposed remedial actions. The RAW will be prepared in accordance with the TRSR and applicable NJDEP guidance documents. The Draft RAW document will be reviewed and commented upon by both the ICRA and the EPA. For budgetary purposes it has been assumed that two sets of comments will be received. Upon acceptance by the ICRA of the final RAW, GBTS will submit the RAW to the NJDEP via the on-line portal.

GBTS will also prepare an itemized remediation cost estimate and accompanying narrative. This deliverable, if practical, may be developed in advance of finalizing the RAW. The cost estimate and narrative will include LSRP oversight, reporting costs, and Response Action Outcome (RAO) efforts as well as the remediation contractor efforts. It is our understanding that this deliverable will be used as the basis for an Hazardous Discharge Site Remediation Fund (HDSRF) application.

Task 3—Preparation of Draft and Final Quality Assurance Project Plan (QAPP)

GBTS will prepare a draft and final QAPP update so as to reflect sampling efforts needed to implement the RAW as well as to comply with current EPA standards. As noted in the RFP, it is up to the discretion of the Consultant as to whether or not the existing QAPP can be updated or if an entirely new QAPP will be developed. At this point, GBTS believes an updated QAPP should be sufficient.

The QAPP will be completed in conformance with the specifications and templates provided in the "U.S. EPA Region 2 Brownfields Planning Document for Site-Specific Quality Assurance Project Plans (2011)."

The Draft QAPP document will be reviewed and commented upon by both the JCRA and the EPA. For budgetary purposes it has been assumed that two sets of comments will be received. Upon acceptance by the JCRA of the final QAPP, GBTS will submit the document to the NJDEP along with the RAW.

Task 4—Remediation Oversight

GBTS understands that the JCRA will prepare and issue a remediation bid specification and retain a contractor for performance of the linear construction remediation of the Site. GBTS will review and comment on the bid specification, provide mapping and other files from the RAW, and other ancillary support that may be required by the JCRA.

GBTS will be involved with the oversight of the Site work to the degree necessary to have the LSRP certify as to the satisfactory completeness of the Site's remediation. For budgetary purposes, it has been assumed that the remediation will include the installation of a presumptive remedy cap over historic fill and will not involve the excavation and off-site disposal of contaminated soil. It's anticipated that the cap construction effort will take 12 weeks to complete. During that period, it is assumed that a senior project scientist will be on-site to observe and document the progress of the remediation for up to eight (8) hours per week (for a maximum total of 96 hours). The LSRP will also be on-site for portions of three (3) days near the start, mid-point, and end of the remedial effort, plus an average of one hour per week to review the senior scientist notes and photos (total of 40 hours). A Project Manager will provide weekly management and support at an average of three (3) hours per week.

Task 5—Preparation of Draft and Final Remedial Action Report (RAR)

GBTS will prepare a Remedial Action Report (RAR) for the Site in accordance with NJAC 7:26E. The RAR will summarize the remediation activities completed at the Site and will document the effectiveness of the remediation action. We understand that the Draft RAR document will be reviewed and commented upon by both the JCRA and the EPA. For budgetary purposes it has been assumed that two sets of comments will be received. Upon acceptance by the JCRA of the final RAR, GBTS will submit the document to the NJDEP by uploading the document to the NJDEP on-line portal.

At the completion of the remedial action, GBTS will prepare and make all necessary submittals to the NJDEP to obtain an RAO(s) for the Site.

Optional Task—Compliance Attainment and Alternative Remediation Standard (ARS) Evaluation

Based on a review of the Site Investigation (SI) sampling results for the Site, it appears that the contamination in the historic fill material was detected sporadically across the Site and at relatively low

concentrations. At the discretion of the JCRA, GBTS can evaluate the use of compliance attainment techniques and/or the calculation of Alternative Remediation Standards (ARS) for the detected contaminants. Depending on the outcome of this analysis, it may be possible to demonstrate that all contaminants comply with site-specific Residential Direct Contact Soil Remediation Standards (RDCSRs) and/or ARS. This may allow the LSRP to issue a limited restricted RAO with institutional controls (deed notice) in lieu of a restricted use RAO, which would require engineering controls (site cap) and accompanying long-term maintenance and financial obligations.

Compliance attainment would be evaluated using the NJDEP Technical Guidance for the Attainment of Remediation Standards and Site-Specific Criteria (September 24, 2012 Version 1.0); and ARS would be evaluated using the process outlined in Appendix 4, Option II – Recreational Land Use Scenario in the NJDEP Remediation Standards Rules (N.J.A.C. 7:26D). A cost to complete this evaluation is provided below.

Note that costs for this optional task do not include additional sampling of any media.

Schedule

GBTS is prepared to start the work within 10 days of a written Notice to Proceed, Purchase Order, or Contract. We require written authorization to commence the work. See the attached Project Task Schedule for durations of each anticipated work task.

Cost

GBTS shall perform the work as described above in accordance with the attached fee schedule. Costs take into consideration elements included in the *Request for Pricing Clarifications* (dated October 29, 2019) questions and JCRA's subsequent responses.

Tasks that are based on time and materials / not-to-exceed (T&M/NTE) are to be considered estimates and are based on an estimated not-to-exceed value based on the attached Consulting Services Rates sheet without client authorization. Actual Site conditions may affect the final costs. Tasks based on a lump sum value are specific to the scope of work described above. Additional work requested and approved by the JCRA will be on an hourly rate basis. All work will be performed in accordance with the attached Fee Schedule and Terms and Conditions or other mutually-agreeable contracting instrument.

Assumptions

1. JCRA will enter the NJDEP SRP and will seek RAO;
2. Historic fill is only the AOC requiring remediation;
3. Remediation of Historic Fill will consist of construction of park features which will serve as a cap and, therefore, no active remediation will be required;
4. Project meetings will be attended by the LSRP and the GBTS Project Manager, and each meeting will run no longer than two hours;
5. Two sets of comments will be addressed for each RAW, QAPP, and RAR;
6. No environmental media sampling (soil, vapor, groundwater, surface water, air), lab analyses, and reporting is required based on Historic Fill capping;

Mr. Robert Napiorski
November 5, 2019
Page 5

7. All Imported material will meet the definition NJDEP Clean Fill;
8. Costs of management of the park construction contractor, including review of bids, submittals, utility disconnections, permit applications or permit conditions, payment applications, change order requests, general conditions, and contract closeout of any kind are excluded;
9. NJDEP Soil Remedial Action Permit fee is included;
10. No groundwater Remedial Action Permit is required for Historic Fill, and is, therefore, not included;
11. NJDEP Notification of linear construction project fee included;
12. NJDEP Annual Remediation Fee (1 yr.) included;
13. Does not include any future fees (annual RAP fees) after RAO is issued;
14. The overall duration of construction of park features will not exceed 12 contiguous weeks.

Payments are due 30 days from receipt of invoice. Payment is the sole responsibility of the JCRA and is not contingent upon third party funding, transactional closing, or insurance recovery.

We trust that this proposal will meet your expectations. If the foregoing is in accordance with your understanding, kindly confirm your acceptance and agreement by signing and returning the original of this Agreement that will thereupon constitute an agreement between us. If you have any questions or comments, or require clarification on any item, please do not hesitate to contact me at 609-730-0007.

Respectfully submitted,
Gallagher Bassett Services, Inc.



James R. Capritti, CHMM
Managing Director, Remediation Services



James Blaney, CHMM
Operations Manager, Environmental

Client Authorization

Accepted by the Authorized Representative of Jersey City Redevelopment Agency

Print Name and Title

Date

Cc: Files
Attachments: Debarment Form
Pricing Form
LSRP Resume
Schedule



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Debarment Form

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TECHNICAL SERVICES

DEBARMENT CERTIFICATION FORM

This statement must be reproduced on company letterhead and signed by an authorized representative of the firm.

I, James R. Capritti, an authorized representative of Gallagher Bassett Services, Inc. (company) certify that Gallagher Bassett Services, Inc. (company) is not debarred from receiving Federal funds.

 (signature)

James R. Capritti (print name)

Managing Director, Remediation Services (title)

November 5, 2019 (date)

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TECHNICAL SERVICES

Pricing Form

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TECHNICAL SERVICES

Price Form JCRA LSRP Services Country Village Site

Task	Unit	Total Cost
1. Designation of LSRP and Meetings	T&M NTE	<u>\$ 6,800</u>
2. Preparation of RAW		
a. Completion of DRAFT RAW	Lump Sum	<u>\$ 9,220</u>
b. Completion of FINAL RAW	Lump Sum	<u>\$ 3,000</u>
3. Preparation of QAPP		
a. Completion of DRAFT QAPP	Lump Sum	<u>\$ 3,500</u>
b. Completion of FINAL QAPP	Lump Sum	<u>\$ 1,400</u>
4. Remediation Oversight	T&M NTE	<u>\$29,470</u>
5. Preparation of RAR and RAO		
a. Completion of DRAFT RAR	Lump Sum	<u>\$ 9,400</u>
b. Completion of FINAL RAR	Lump Sum	<u>\$ 1,175</u>
c. Preparation & Submission of RAO	T&M NTE	<u>\$ 5,200</u>
	TOTAL	<u>\$69,165</u>
6. Optional Task – Compliance Attainment/ARS Evaluation	Lump Sum	<u>\$ 2,235</u>

NOTE: The JCRA reserves the right to award all, part, or none of the work associated with this Request for Pricing. The Consultant will be compensated only for work completed on a Time and Materials Not To Exceed (T&M NTE) or Lump Sum basis as indicated above.

Billing Rate Schedule shall also be provided as part of the Price Form.

Gallagher Bassett Services, Inc. (Contractor Name)

147525224 (Contractor DUNS Number)

 (signature)

James R. Capritti (print name)

Managing Director, Remediation Services (title)

November 5, 2019 (date)

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TECHNICAL SERVICES

LSRP Resume

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TECHNICAL SERVICES

Current Position:
Consultant

Education:

- BA, Geology, Rutgers University
- Graduate Studies, Hydrogeology, Wright State University
- Graduate Studies, Hydrogeology and Environmental Studies, Drake University
- Environmental Forensic: Environmental Crime Scene Investigation Course, AEHS Foundation

Registration / Certification:

- Professional Geologist, PA and IN
- Licensed Site Remediation Professional (LSRP), #523514 NJ
- Associated in Risk Management Certification (ARM), Insurance Institute of America (IIA)
- 40 Hour Hazardous Waste Site Training Course, OSHA 29 CFR 1910.120(e)(3)
- 8-Hour OSHA refresher updated annually

EDWARD SULLIVAN, PG, LSRP, ARM

PROFESSIONAL SUMMARY

Mr. Sullivan has 30 years of professional experience as an environmental consultant and Licensed Site Remediation Professional (LSRP). His experience includes the management of complex remedial investigations, environmental investigations, and the development and implementation of remedial actions at numerous sites. In those projects he has managed multi-disciplinary teams of scientists, engineers and contractors. He has been involved in many site cleanups where innovative in-situ remedial technologies were used to remediate contaminated soil and groundwater. He most recently had dual roles as Director of Site Remediation at Matrix New World Engineering and Director of the Guaranteed Fixed Fee Remediation Program at Blue World Remediation where he was responsible for developing remedial approaches and budgets; and profitably managing fixed fee remediation projects with project budgets of up to \$5.5MM. Mr. Sullivan formed ELS Environmental, LLC in May 2018.

For years Mr. Sullivan has been at the forefront in the use of direct sensing technologies including membrane interface probe (MIP), Optical Interface Probe (OIP) and other tools to characterize and delineate soil and ground water contamination. Mr. Sullivan's experience as a hydrogeologist includes evaluation of both overburden and fractured bedrock aquifers. His bedrock experience includes implementation and evaluation of bedrock investigation data including borehole geophysics, slug tests, in-well tracer tests, packer tests, pumping tests, crosshole testing and long-term water level studies. He is proficient in the use of various DNAPL detection techniques and the evaluation of ground water fate and transport and mass flux. He has experience in performing technical evaluations in support of insurance underwriting for Environmental Cost Cap and Pollution Legal Liability (PLL) insurance policies.

Mr. Sullivan has extensive experience in the use of various tools allowed by NJDEP to evaluate compliance with applicable remediation standards including spatially weighted average, SESOIL modeling, and calculation of alternative remediation standards (ARS). He has worked as an expert on matters of environmental remediation liability including *Jeff Alban, et al v. Exxon Mobil Corp, et al* which was one of the largest toxic tort cases in the United States in 2009. He has also authored or co-authored several publications on environmental risk management and remedial technologies and presented at numerous conferences and seminars.



TECHNICAL SERVICES

PROFESSIONAL EXPERIENCE

2018—Present

ELS Environmental, LLC – Owner

2014—2018

Matrix New World Engineering – Director of Site Remediation

Blue World Remediation – Director of Fixed Fee Remediation Program

2013—2014

Betts Environmental – Senior Vice President

2011—2013

Birdsall Services Group – Vice President

2004—2011

Whitman – Director of Hydrogeology

2001—2004

Weston Solutions – Project Manager

1998—2001

Environmental Resources Management (ERM) – Senior Project Manager

EXPERT TESTIMONY

Weldon Materials, Inc. v. South Brunswick Township, et al – Expert witness on behalf of the Defendants in this matter. Prepared an expert report regarding the timing of lead soils contamination at a former firing range.

Pace Holdings, LLC. v. Potenta Environmental Consultants, LLC, et al – Expert witness on behalf of a 3rd Party Defendant in this matter. Prepared an expert report regarding timing and responsibility for gasoline discharges from a former UST and PCB soil contamination.

Taouch, et. al. v. The Borough of Prospect Park, New Jersey, et al – Expert witness on behalf of the Defendant in this matter. Prepared an expert report regarding timing and responsibility for heating oil and gasoline discharges from former USTs.



TECHNICAL SERVICES

Jeff Alban, et al v. Exxon Mobil Corp, et al. – Expert witness on behalf of one of the Plaintiffs in this matter. Prepared an expert report and testified in depositions and at trial regarding the hydrogeology and contamination transport of gasoline constituents in fractured bedrock.

NJDEP v. Exxon Mobil, et al. – Expert witness on behalf of one of the defendants in this matter. Prepared an expert report and testified in depositions regarding the timing and responsibility for gasoline discharges related to NJDEP cost recovery and Natural Resource Damage (NRD) charges.

Home Fuel Oil Company, Eastern of New Jersey, et al v. Pennsylvania, Manufacturers Insurance Company et al – Expert witness on behalf of the Plaintiffs in this matter. Prepared an expert report and testified in depositions regarding timing of heating oil and gasoline discharges.

Nick Bardis and Gus Canticas v. BP Corporation North America Inc. et al – Expert witness on behalf of the Plaintiffs in this matter. Prepared an expert report regarding timing and responsibility for gasoline discharges and remediation costs.

New West Urban Renewal Co., LTD. v. City of Newark – Expert witness on behalf of the Plaintiffs in this matter. Prepared an expert report regarding remediation costs related to property valuation.

Tyndale v. Bramowicz, et al. – Expert witness on behalf of the defendants in this matter. Prepared an expert report and testified in depositions regarding the source of fecal coliform contamination in a potable water supply well.

Cole v. Lawrence, et al. – Retained by Plaintiffs regarding source and timing of gasoline contamination in a potable water supply well.

NJDEP v. Exxon Ofra Dimant, et al. – Expert witness on behalf of one of the defendants in this matter. Prepared an expert report and testified in depositions regarding the timing and responsibility for tetrachloroethene (PCE) discharges related to NJDEP cost recovery and Natural Resource Damage (NRD) charges.

Ultimate Scholar v. Elite Cleaners, et al. – Expert witness on behalf of the plaintiffs in this matter. Prepared an expert report and testified in depositions and pre-trial hearing regarding the timing and responsibility for tetrachloroethene (PCE) discharges from a dry-cleaning establishment and sources of indoor air contamination.

The Estate of Joseph Scanelli v. Wood Construction Co., et al. – Expert witness on behalf of one of the defendants in this matter. Prepared an expert report regarding the timing and responsibility for tetrachloroethene (PCE) discharges from a dry-cleaning establishment.

Givaudan Fragrances Corporation v Aetna Casualty & Surety Company, et al. – Expert witness on behalf of the plaintiffs in this matter. Prepared an expert rebuttal report and testified in depositions regarding the nature of, and risks posed by, contamination at the site.



Laneri Brothers V. Bolla and Exxon – Expert witness on behalf of the plaintiffs in this matter. Prepared an expert report regarding source and timing of gasoline contamination and remediation costs for a former gasoline station site.

PUBLICATIONS AND PROFESSIONAL PRESENTATIONS

Remediation Roundtable: Integrating Remediation Into Development Design; Office of Continuing Professional Education, Rutgers University; Presented at "Emerging Issues in Brownfields - New Directions"; May 31, 2018

"Innovative Technologies for Site Remediation," Office of Continuing Professional Education, Cook College, Rutgers University, 2006-2018. Instruct segment each year on the importance of site characterization in the use of innovative technologies

Incorporating Innovative Technologies into your Remediation; Office of Continuing Professional Education, Rutgers University; Presented at "Emerging Issues in Brownfields"; October 18, 2016

Key, Katherine, Sullivan, Edward, et. al., "An In Situ Bioreactor for the Treatment of Petroleum Hydrocarbons in Ground Water", Remediation Journal, Summer 2013

Sullivan, Edward et al., "Pilot Study to Evaluate Toluene Source Area Bioremediation Using Aerobic In-Situ Bioreactor® (ISBR)," presented at the 28th Annual International Conference on Soils, Sediments, Water, and Energy, October 16, 2012

Michalski, A., Ph.D, Sullivan E., et. al., "Impact of Open-Hole Ambient Flow on Packer and Cross- Hole Test Results in Multilunit Bedrock," presented by A. Michalski at the NGWA Focus Conference on Fractured Rock and Eastern Groundwater Regional Issues, September 26, 2011

Robinson, D. and Sullivan, E., "Use of Chemical Oxidation Coupled with Bioaugmentation to Treat Groundwater Underneath a Day Care Facility," presented at the Southeastern In-Situ Soils and Groundwater Remediation Conference, February 23, 2010

Sullivan E., Hince, E., "Field Evidence of Anaerobic Biodegradation of Benzene Coupled to Denitrification," presented at 25th International Conference on Soils, Sediments and Water, October 2009

"How to Use the Impact to Groundwater Standards for Soil: Case Studies of Modeling Applications," presented at New Jersey Water Environment Association (NJWEA) Site Remediation Committee Spring Program, East Windsor, NJ, June 3, 2009

Sullivan, E., et al., "Dehalococcoides Bioaugmentation Using Inter-Well Transfer of Bio-Trap Samplers," presented at 24th International Conference on Soils, Sediments and Water, October 2008



TECHNICAL SERVICES

Sullivan, E., et al., "Dehalococcoides Bioaugmentation Using Inter-Well Transfer of Bio-Trap Samplers," presented by Greg Davis at the 6th International Conference on Oxidation and Reductive Technologies, September 2008

Sullivan E., Elliott, D.W., "Application of nZVI / Emulsified Oil at a Former Manufacturing Facility in Passaic, NJ."

Sullivan E., Robinson, D., "Critical Issues: New FASB Rules Spark an Evolution," GlobeSt.com, May 28, 2008

Sullivan E., Robinson, D., "New Technologies Reduce Time and Cost of Brownfield Redevelopment," Mann Report, April 2008

Hince E.C., Sullivan, E., "Enzyme Treatment for Oxidative Stress Reduction to Support Bioaugmentation Following Activated Persulfate Injection," presented by E.C. Hince at the 14th International Petroleum Environmental Conference, November 2007

Sullivan E., et al., "Evaluation of In-Situ Biostimulation Effects Related to Sodium Persulfate Injections," presented at 23rd Annual International Conference on Soils, Sediments and Water, October 2007

Sullivan E., et al., "Three Dimensional Visualization of a TCE-Impacted Silt Layer Using Remote Sensing Data," presented at the 2nd International Conference on Challenges in Site Remediation, September 2007

Hince E.C., Sullivan, E., et al., "In-Situ Stable Isotope and Fluorinated Analog Probing to Evaluate Fate of CDCE via both Reductive Dechlorination and Anaerobic Oxidation," presented by E.C. Hince at the 23rd International Conference on Soils, Sediments and Water, October 2007

Sullivan E., et al., "Combined Chemical Oxidation and Bioremediation Treatment of a Chlorinated Aromatic DNAPL Source Area," presented at 5th International Conference on Oxidation and Reductive Technologies, September 2007

Hince E.C., Sullivan, E., et al., "Stable Isotope Probing (SIP) of In-Situ Anaerobic Oxidation and Reductive Dechlorination Processes Using Bio-Trap Samplers," presented by Eric Hince at Battelle, Ninth International In-Situ and On-Site Bioremediation Symposium, Baltimore, Maryland, May 2007

Hince E.C., Sullivan, E. et al., "Stable Isotope Probing (SIP) of In-Situ Anaerobic Bioremediation Processes Using Bio-Trap Samplers," presented by Eric Hince at Intersol Conference, Paris, France, March 2007

"Innovative Technologies For Site Remediation," Office of Continuing Professional Education, Cook College, Rutgers University, December 6, 2006

Sullivan, Edward et al., "Combined Abiotic and Biotic Dechlorination in a Low Permeability Aerobic Aquifer," presented at the University of Massachusetts, 22nd Annual International Conference on Soils, Sediments and Water, October 2006



TECHNICAL SERVICES

Sullivan, Edward et al., "Use of Electrical Imaging and Microscopy to Evaluate Distribution of Injected Nano-Scale Zero Valent Iron," presented at the University of Massachusetts, 22nd Annual International Conference on Soils, Sediments and Water, October 2006

Sullivan, Edward, and Sylvester, Michael, "The Evolution of Environmental Risk Management" Risk Management, January 2006

Sullivan, Edward, "Here Comes the Science: Understanding the Technologies Used to Remediate Organic Pollutants" Risk Management, August 2005

Sullivan, Edward, "Estimating Environmental Liabilities: One Price Does Not Fit All" Risk Management, July 2005



TECHNICAL SERVICES

Schedule

23 Rt. 31 North, Suite B26
Pennington, NJ 08534
O: 609-730-0007
F: 609-730-0011
www.gallagherbassett.com

Garage
Garage
Garage

ID	Task Name	Duration	Start	Finish	Predictors
1	Project Summary	270 days	Mon 12/2/78	Mon 7/27/80	
2	Pre-Remediation Phase	55 days	Mon 12/2/78	Mon 1/16/79	
3	Task 1: Designation of USR and Meetings	10 days	Mon 12/2/78	Fri 12/13/78	
4	Task 2: Preparation of Draft and Final Remedial Action Workplan (RAW)	50 days	Tue 12/18/78	Mon 2/19/79	SS+1 day
5	Task 3: Preparation of Draft and Final Quality Assurance Project Plan (QAPP)	50 days	Tue 12/18/78	Mon 2/19/79	SSS
6	Remediation Phase	60 days	Tue 2/26/79	Mon 5/28/79	
7	Task 4: Remediation Oversight	60 days	Tue 2/26/79	Mon 5/28/79	SS+30 60% 475+40 days
8	Post-Remediation Phase	70 days	Tue 4/24/79	Mon 7/27/79	
9	Task 5: Preparation of Draft and Final Remedial Action Report (RAR)	50 days	Tue 4/23/79	Mon 6/25/79	75%-10 days
10	Task 6: Submission and Prosecution of Remedial Action Permit (RAP)	60 days	Tue 4/23/79	Mon 7/27/79	SSS
11	Task 7: Preparation of Draft and Final Response Action Outcome (RAO)	30 days	Tue 7/16/79	Mon 7/27/79	10

[illegible]

Note: MOD will have the flag after taking the flag

EXHIBIT B

**JERSEY CITY REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS RESOLUTION NO. 19-11-17**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES CONTRACT WITH GALLAGHER
BASSETT TECHNICAL SERVICES (GBTS) FOR LICENSED SITE
REMEDiation PROFESSIONAL SERVICES IN CONNECTION
WITH PROPERTY LOCATED AT BLOCK 27804, LOT 13 AND
BLOCK 28401, LOT 40 WITHIN THE MORRIS CANAL
GREENWAY IN THE CITY OF JERSEY CITY**

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

WHEREAS, the City and the Agency have determined to undertake a project to redevelop certain properties throughout the City with an aim to develop the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a 111-mile continuous pedestrian and bicycle trail (the "Morris Canal Greenway"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, specifically *N.J.S.A. 40A:12A-22(k)*, the Agency requires from time to time the services of certain professionals to assist the Agency in discerning the economic and environmental viability for potential redevelopment of various parcels; and

WHEREAS, the Agency requires the services of a Licensed Site Remediation Professional ("LSRP") in connection with the preparation of a Remedial Action Workplan, Quality Assurance Project Plan and Remedial Action Report for a portion of the Morris Canal Greenway (the "LSRP Services") from an experienced and qualified firm; and

WHEREAS, Gallagher Bassett Technical Services (GBTS) ("LSRP") has prepared that certain proposal dated November 5, 2019, on file with the Agency (the "Proposal"), to perform the LSRP Services for an amount not to exceed Seventy One Thousand Four Hundred Dollars (\$71,400.00); and

WHEREAS, having reviewed the Proposal, the Agency has determined that, Gallagher Bassett Technical Services (GBTS) possesses the requisite expertise and skilled personnel required to perform the required LSRP Services set forth in the Proposal and that, in consideration of all factors, entering into a contract with, Gallagher Bassett Technical Services (GBTS) in accordance with the Proposal will be cost-efficient, appropriate and in furtherance of the goals and objectives of the Redevelopment Law; and

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

WHEREAS, the Agency wishes to enter into a contract with, Gallagher Bassett Technical Services (GBTS) for the LSRP Services in accordance with the Proposal, for a term to expire either one (1) year after the effective date of the contract or upon completion of the LSRP Services, whichever is earlier, and for an amount not to exceed Seventy One Thousand Four Hundred Dollars (\$71,400.00), payable in accordance with Price Form and Fee Schedule set forth in the Proposal; and

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

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

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

Section 2. The Board of Commissioners hereby authorizes a professional services agreement with Gallagher Bassett Technical Services (GBTS) to perform LSRP Services in accordance with the scope of work set forth in the Proposal, for an amount not to exceed Seventy One Thousand Four Hundred Dollars (\$71,400.00) and for a term to expire either one (1) year after the effective date of the contract or upon completion of the LSRP Services, whichever is earlier, all subject to the terms and conditions set forth in the Agency's form professional services agreement.

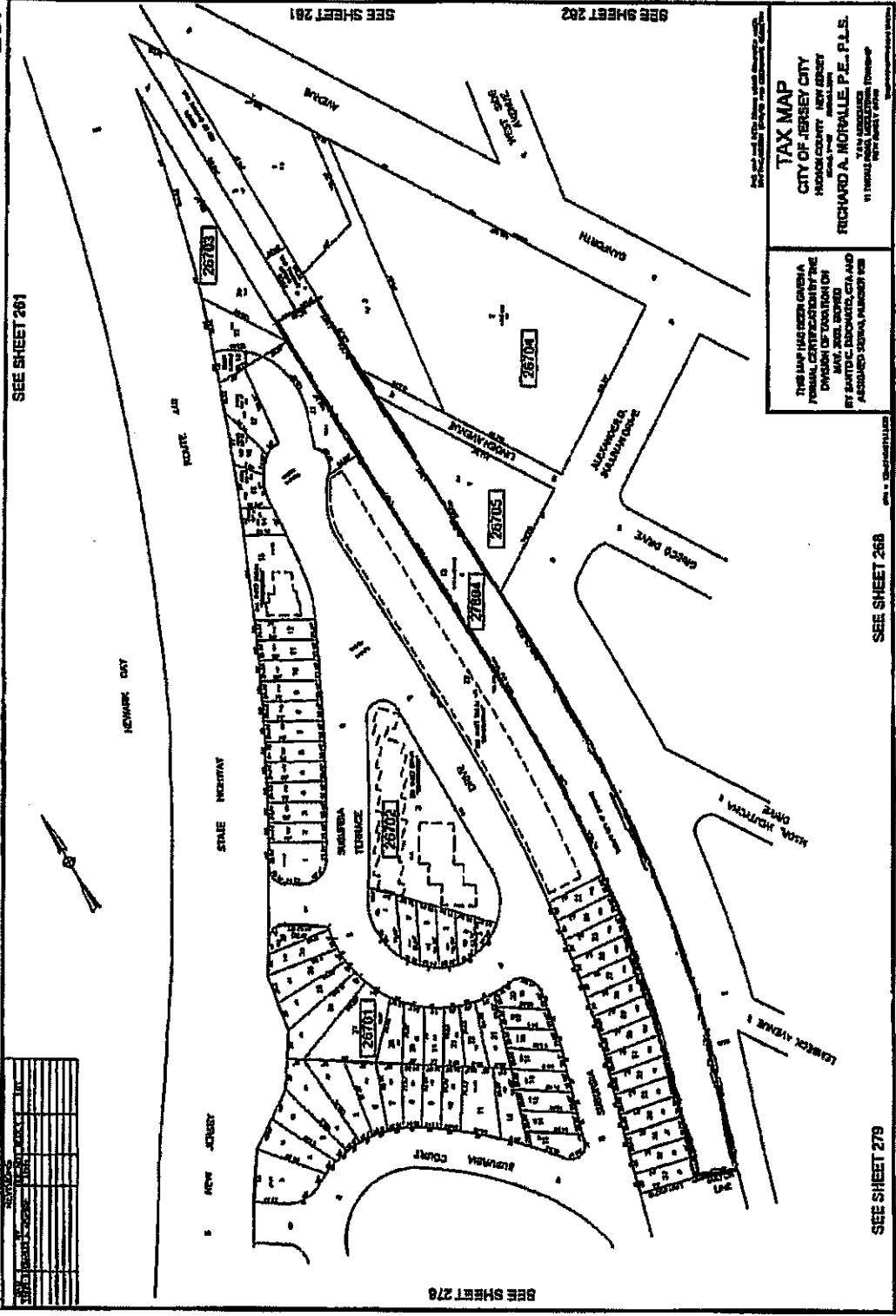
Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver the professional services agreement authorized herein and any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of November 18, 2019.


Diana H. Jeffrey, Secretary

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				✓



TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
RICHARD A. MORALE, P.E., P.L.S.
VI TITUSVILLE, FLORIDA
VI TITUSVILLE, FLORIDA

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
CITY OF JERSEY CITY
BY SANTIAGO, JEROME, C.A. AND
ASSIGNED JEROME, JEROME, C.A.

EXHIBIT C

**CITY OF JERSEY CITY
PAY-TO-PLAY ORDINANCE 08-128**

**CERTIFICATION OF COMPLIANCE WITH THE CITY OF JERSEY CITY
CONTRACTOR PAY-TO-PLAY REFORM ORDINANCE 08-128 ADOPTED
ON SEPTEMBER 3, 2008**

PART I - Vendor Affirmation

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that Gallagher Bassett Services, Inc. (name of business entity) has not made any reportable contributions in the **one-year period preceding _____ (date City Council awards contract) that would be deemed to be violations of Section One of the City of Jersey City's Contractor Pay-to-Play Reform Ordinance 08-128 (attached hereto) and that would bar the award of this contract. I further certify that during the term of the contract Gallagher Bassett Services, Inc. (name of business entity) will not make any reportable contributions in violation of Ordinance 08-128.

PART II - Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: Gallagher Bassett Services, Inc.

Signed [Signature] Title: Division President

Print Name: Wm. Chip D'Angelo Date: December 6, 2019

Subscribed and sworn before me
this 6th day of Dec., 2019.

My Commission expires: 9/28/2024

[Signature]
(Affiant)
Emily Stidworthy, HR Business Mgr.
(Print name & title of affiant) (Corporate Seal)

EMILY STIDWORTHY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPTEMBER 28, 2024

****Pursuant to Section 2 of Ordinance 08-128, no contributions or solicitation of contributions made prior to the effective date Ordinance 08-128 (September 23, 2008) shall be deemed to be a violation of the Ordinance.**

EXHIBIT D

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or worker's representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to *N.J.S.A. 10:5-31 et seq.*, as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with *N.J.A.C. 17:27-5.2*, or a binding determination of the applicable county employment goals determined by the Division, pursuant to *N.J.A.C. 17:27-5.2*.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression,

disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302

The contractor and its subcontractors shall furnish such reports or other documents to the Div. of Contract Compliance & EEO as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Div. of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.

EXHIBIT E

STATUTE PROHIBITING DISCRIMINATION IN PUBLIC CONTRACTS

The following provisions of *N.J.S.A. 10:2-1 et seq.* are incorporated herein:

Every contract for or on behalf of the State or any county or municipality or other political subdivision of the State, or any agency of or authority created by any of the foregoing, for the construction, alteration or repair of any public building or public work or for the acquisition of materials, equipment, supplies or services shall contain provisions by which the contractor agrees that:

- a. In the hiring of persons for the performance of work under this contract or any subcontract hereunder, or for the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under this contract, no contractor, nor any person acting on behalf of such contractor or subcontractor, shall, by reason of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex, discriminate against any person who is qualified and available to perform the work to which the employment relates;
- b. No contractor, subcontractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee engaged in the performance of work under this contract or any subcontract hereunder, or engaged in the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under such contract, on account of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex;
- c. There may be deducted from the amount payable to the contractor by the contracting public agency, under this contract, a penalty of \$50.00 for each person for each calendar day during which such person is discriminated against or intimidated in violation of the provisions of the contract; and
- d. This contract may be canceled or terminated by the contracting public agency and all money due or to become due hereunder may be forfeited, for any violation of this section of the contract occurring after notice to the contractor from the contracting public agency of any prior violation of this section of the contract.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/6/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 300 S. Riverside Plaza, Suite 1500 Chicago IL 60606		CONTACT NAME: PHONE (A/C, No. Ext): FAX (A/C, No.): E-MAIL: ADDRESS:		
INSURED Gallagher Bassett Services, Inc., Technical Services Division 2850 Golf Rd., 11th Floor Rolling Meadows IL 60008		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Allied World Assurance Co (U.S.) Inc.		19489
		INSURER B: Arch Insurance Company		11150
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 1588019138

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> DED. \$25,000 <input checked="" type="checkbox"/> NY LL DED. \$50K GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	0311-4542	7/28/2019	7/28/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		41CAB4938312 41CAB939012	10/1/2019 10/1/2019	10/1/2020 10/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		0311-4544	7/28/2019	7/28/2020	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 Follow Form \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	41WCI4938112 44WCI0501912	10/1/2019 10/1/2019	10/1/2020 10/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Contractors Pollution Liability Professional Liability Occurrence		0311-4542	7/28/2019	7/28/2020	Each Occurrence \$1,000,000 Each Claim \$1,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Jersey City Redevelopment Agency is included as Additional Insured, per written contract or agreement, with regards to General Liability per form number ENV-CAS 00006 00 (08/10), subject to policy terms, conditions and exclusions.

CERTIFICATE HOLDER

CANCELLATION

Jersey City Redevelopment Agency
66 York Street, Floor 2
Jersey City NJ 07302

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Endorsement No: 7
This endorsement, effective: July 28, 2019
(at 12:01 A.M. standard time at the address of the Named Insured as shown in Item 1. of the Declarations)
forms a part of Policy No: 0311-4542
Issued to: Gallagher Bassett Services, Inc.
by: Allied World Assurance Company (U.S.) Inc.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS

SCHEDULED PERSON OR ORGANIZATION

SCHEDULE

Name of Additional Insured Person(s) or Organization(s):	Location(s) of Covered Operations
Where required by written contract	Where required by written contract

It is hereby agreed that:

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the above Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

All other terms and conditions of this policy remain unchanged.

By:



Joseph Cellura

Title: President, North American Casualty Division

Date: October 1, 2019

Item # 20

WITHDRAWN

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
PROPERTY MAINTENANCE GUYS, LLC AS REDEVELOPER OF
PROPERTY IDENTIFIED AS BLOCK 16901, LOT 17,
COMMONLY KNOWN AS 51 CRESCENT AVENUE, WITHIN
THE SCATTER SITE REDEVELOPMENT AREA**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), the City of Jersey City (the "**City**") adopted a redevelopment plan known as the Scatter Site 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 Scatter Site Redevelopment Area (the "**Redevelopment Area**"); and

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") owns that certain property identified as Block 16901, Lot 17 on the official tax maps of the City, commonly known as 51 Crescent Avenue (the "**Property**"); and

WHEREAS, Property Maintenance Guys, LLC (the "**Redeveloper**") possesses the skills and expertise to rehabilitate and renovate the existing two (2) family duplex brownstone home on the Property, which after rehabilitation will be available as affordable housing and will be overseen by a supportive services agency; and

WHEREAS, the Agency desires to designate Redeveloper as redeveloper of the Property for a period ending on February 28, 2021, unless extended for an additional period of no more than two (2) periods of thirty (30) days each by the Executive Director in her sole discretion, so that the parties may commence 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. Property Maintenance Guys, LLC is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on February 28, 2021, unless extended for an additional period of no more than two (2) periods of thirty (30) days each by the Executive Director in her sole discretion.

Section 3. If, by February 28, 2021, 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 as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 5. This Resolution shall take effect immediately.

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 October 20, 2020.


Diana H. Jeffrey, Secretary

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

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

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

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

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

WHEREAS, on June 18, 2019, the Agency adopted Resolution No. 19-06-14 conditionally designating Daylight Transport, LLC (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended, including most recently on July 21, 2020, by Resolution 20-07-16, pursuant to which the Agency extended the Redeveloper’s designation until September 30, 2020, with an optional thirty (30) day extension to be granted by the Executive Director in her sole discretion, which extension was granted; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until December 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 December 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 October 20, 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
WEST SIDE STATION LLC AS THE REDEVELOPER OF
PROPERTY IDENTIFIED AS BLOCK 21802, LOTS 1-8 AND 29-33
IN THE WATER STREET REDEVELOPMENT AREA**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the "**Redevelopment Law**") the City of Jersey City (the "**City**") adopted a redevelopment plan known as the Water Street 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 Water Street Redevelopment Area (the "**Redevelopment Area**"); and

WHEREAS, West Side Station LLC (the "**Redeveloper**") proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 21802, Lots 1-8 and Lots 29-33, commonly known as 359-367 West Side Avenue, 371 West Side Avenue, 312 Grant Avenue, 322 Grant Avenue, 28 Pollock Avenue, 48 Pollock Avenue, 54-70 Pollock Avenue and 42 Mallory Avenue (collectively, the "**Property**") in accordance with the Redevelopment Plan; and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Property a project consisting of 860 residential units, 41,800 square feet of office space, 30,000 square feet of retail space, 30,000 square feet for a charter school and 247,500 square feet for parking (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.

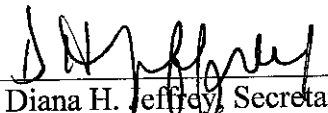
Section 3. West Side Station LLC is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on February 28, 2021, unless extended for up to two (2) additional periods of no more than thirty (30) days each by the Executive Director in 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 February 28, 2021 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 West Side Station 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 October 20, 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				✓

While we propose the development be constructed in four Phases with Phase 1 containing the mixed uses—parking garage, school, retail and apartments—to be built simultaneously with private and public funding, the Applicant is open to phasing the project in other ways that benefit NJ Transit and other local interest. The Applicant can provide more detailed information and the rationale for this phasing plan upon request and as more detailed massing studies and schematics are developed.

2. Map identifying the exact location of the proposed site:



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP, INC. FOR THE PURCHASE AND INSTALLATION OF SECURITY EQUIPMENT FOR BERRY LANE PARK, BLOCK 18901, LOT 1.01, LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, there exists a need for the installation of a security system for the pavilion located at Berry Lane Park in the Morris Canal Redevelopment Area, which property is owned by the Agency and the redevelopment of which the Agency has overseen in accordance with the Morris Canal Redevelopment Plan; and

WHEREAS, *N.J.S.A. 52:34-6.2* authorizes contracting units to enter into cooperative purchasing agreements with one or more other states or political subdivisions for the purchase of goods and/or services; and

WHEREAS, certain economies can be achieved when public entities purchase goods and services together under a cooperative pricing agreement; and

WHEREAS, by Resolution of the Board of Commissioners of the Agency adopted as of even date herewith, the Agency was authorized to join The Interlocal Purchasing System ("TIPS") pursuant to a cooperative pricing agreement approved by the Division of Local Government Services; and

WHEREAS, the Agency obtained a quote dated October 16, 2020, a copy of which is on file with the Agency (the "Quote") from Millennium Communications Group, Inc. ("Millennium") for the purchase and installation of security equipment, including installation of a burglar alarm system (the "Security Equipment"); and

WHEREAS, Millennium is in possession of, and pricing in the Quote is pursuant to, TIPS Contract #191003; and

WHEREAS, having reviewed the Quote and considering factors such as charges for service, material, and delivery, the Agency has determined that purchase and installation of the Security Equipment pursuant to the Quote will result in cost savings and that the Quote is reasonable and fair; and

WHEREAS, the Agency desires to authorize execution of a contract with Millennium for a term of six (6) months, which term may be extended as permitted by the TIPS Cooperative and applicable law, for a contract amount not to exceed Sixty-Nine Thousand Three Hundred and Eighty Dollars (\$69,380.00) payable in accordance with the prices and rates set forth in the Quote; and

WHEREAS, funds are available for this contract; and

WHEREAS, notice of the intent to award the contract pursuant to the TIPS Cooperative shall be published in a newspaper of general circulation in accordance with applicable law,

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

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

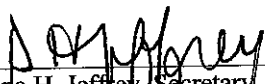
Section 2. The Board of Commissioners hereby authorizes the award of a contract for purchase and installation of the Security Equipment to Millennium, payable in accordance with the prices and rates set forth in the Quote, for an amount not to exceed Sixty-Nine Thousand Three Hundred and Eighty Dollars (\$69,380.00) and for a term of six (6) months, which term may be extended as permitted by the TIPS Cooperative and applicable law, provided, however, that the award of such contract is contingent upon the Agency's becoming a member of TIPS and the full execution of a cooperative pricing agreement with TIPS.

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

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

Section 5. This Resolution shall take effect immediately.

Certified to be 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 October 20, 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				✓

**2021 Authority Budget Resolution
Jersey City Redevelopment Agency**

FISCAL YEAR: FROM: January 1, 2021 **TO:** December 31, 2021

WHEREAS, the Annual Budget and Capital Budget for the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2021 and ending, December 31, 2021 has been presented before the governing body of the Jersey City Redevelopment Agency at its open public meeting of October 20, 2020; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$2,825.00, Total Appropriations of \$3,063,582.00 and Total Unrestricted Net Position utilized of \$238,582.00; and

WHEREAS, there are no anticipated capital projects, therefore no Capital Budget is presented; and

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations of the Authority, to meet operating expenses and capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held on October 20, 2020, that the Annual Budget, including all related schedules of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2021 and ending, December 31, 2021 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency will consider the Annual Budget Program for adoption on November 10, 2020.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of October 20, 2020.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ADOPTING A CASH
MANAGEMENT PLAN**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") has been duly created by ordinance of the City of Jersey City and exists in good standing as a public body corporate and politic under and pursuant to all applicable law, including the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*; and

WHEREAS, under applicable law, including *N.J.S.A. 40A:5-14* of the Local Fiscal Affairs Law, the Agency must adopt a cash management plan on an annual basis relating to the deposit and investment of funds of the Agency; and

WHEREAS, the Agency's Chief Financial Officer has prepared a form of cash management plan for the Agency's consideration,

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

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

Section 2. The Agency hereby designates the cash management plan attached hereto as **Exhibit A** as the official cash management plan for the Agency.

Section 3. A copy of this resolution shall be available for public inspection at the offices of the Agency.

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on October 20, 2020.

DIANA H. JEFFREY, Secretary

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

EXHIBIT A
CASH MANAGEMENT PLAN

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING
SCHEDULE OF FEES FOR FINANCES**

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

WHEREAS, from time to time, the Agency enters into agreements with designated redevelopers (each, a "**Redeveloper**"), pursuant to which the Agency issues bonds, or notes in anticipation of the issuance of bonds ("**Bonds**"), under the Redevelopment Law and/or the Redevelopment Area Bond Financing Law, *N.J.S.A. 40A:12A-64 et seq.* (the "**RAB Law**") for the purpose of financing costs associated with certain redevelopment projects; and

WHEREAS, some Bonds issued are secured only by a pledge of certain defined Agency revenues ("**Non-Recourse Bonds**") and other Bonds are also secured by a guaranty or subsidy from the City ("**City Credit Support**"); and

WHEREAS, the Agency desires to establish a schedule of fees ("**Fee Schedule**") to be charged in connection with the issuance of Bonds (the "**Annual Financing Fee**"); and

WHEREAS, the Agency anticipates that the initial Annual Financing Fee for each series of Bonds will be paid from the proceeds of such Bonds at closing and any subsequent Annual Financing Fee will be paid annually by the Redeveloper or its successors or assigns on the anniversary of the closing date, in accordance with the terms of an agreement with the Agency,

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

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

Section 2. The Agency hereby adopts the Fee Schedule attached hereto as **Schedule A**, in accordance with which the Agency shall charge an Annual Financing Fee to a Redeveloper in connection with the issuance, by the Agency, of any series of Bonds.

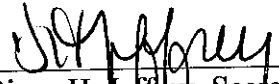
Section 3. The Agency may, in its discretion, waive the Annual Financing Fee for a series of Bonds issued in connection with a project to be undertaken by the Agency and/or the City.

Section 4. This Resolution shall take effect immediately.

Schedule A

- Application fee: \$1,000
- Application fee for Bond with City Credit Support: \$2,000
- Annual Financing Fee for tax-exempt Bonds: 0.5% of outstanding par amount of up to first \$15 million; 0.375% of the next \$10 million and 0.5% of the outstanding par amount in excess of \$25 million
- Annual Financing Fee for taxable Bonds: one half of the Annual Financing Fee for tax-exempt Bonds per above, that is, 0.25% of outstanding par amount of up to first \$15 million; 0.1875% of the next \$10 million and 0.25% of the outstanding par amount in excess of \$25 million
- An additional fee will be charged in connection with Bonds issued subject to a City Credit Support in an amount equal to 0.5% at Closing and for each year in which the City Credit Support is in effect

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on October 20, 2020.

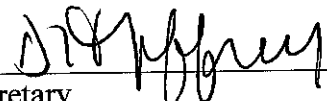

Diana H. Jeffrey, Secretary

<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
OCTOBER 20, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of October 20, 2020

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of be October 20, 2020 approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated October 20, 2020

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

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
OMA*AMO Architecture PC								
OMA*AMO Architecture PC	9/24/2020	9/24/2020	S01393	Jersey City Museum - Phase 2 - Solicitation Pa	\$67,450.00	\$0.00		\$67,450.00
OMA*AMO Architecture PC	9/24/2020	9/24/2020	S01394	Jersey City Museum - Phase 2 - Solicitation Pa	\$67,450.00	\$0.00		\$67,450.00
				Totals for OMA*AMO Architecture PC:	\$134,900.00	\$0.00		\$134,900.00
				GRAND TOTALS:	\$134,900.00	\$0.00		\$134,900.00

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 (9/24/2020)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Provident Checking

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
21 CONTRACTING LLC								
21 CONTRACTING LLC	10/20/2020	9/29/2020	200620	Electrical Repairs - 405 Ocean Avenue	\$975.00	\$0.00		\$975.00
21 CONTRACTING LLC	10/20/2020	9/29/2020	200292	Water Meters Installation - 292 MLK Dr	\$1,600.00	\$0.00		\$1,600.00
				Totals for 21 CONTRACTING LLC:	\$2,575.00	\$0.00		\$2,575.00
66 YORK STREET, LLC								
66 YORK STREET, LLC	10/20/2020	9/29/2020	November 2020	Electric Utility Payment - 66 York St	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	10/20/2020	9/29/2020	November 2020	Operating Expenses - 66 York St	\$273.94	\$0.00		\$273.94
66 YORK STREET, LLC	10/20/2020	9/29/2020	November 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
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	10/20/2020	9/15/2020	26	Scaffold Services at 84 Sip Avenue - September	\$2,550.00	\$0.00		\$2,550.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$2,550.00	\$0.00		\$2,550.00
AFLAC								
AFLAC	10/20/2020	9/29/2020	November 2020	Employee Deductions per Payroll	\$1,509.30	\$0.00		\$1,509.30
				Totals for AFLAC:	\$1,509.30	\$0.00		\$1,509.30
ALARM & COMMUNICATION TECHNOLOGIES								
ALARM & COMMUNICATION TECH	10/20/2020	10/5/2020	4398-162054	Replace the Existing Fire Alarm Panel - 292 N	\$3,880.40	\$0.00		\$3,880.40
				Totals for ALARM & COMMUNICATION TECHNOLOGIES:	\$3,880.40	\$0.00		\$3,880.40
Apruzzese, McDermott, Mastro & Murphy								
Apruzzese, McDermott, Mastro & Murphy	10/20/2020	9/22/2020	224123	Legal Services - Internal Employment	\$192.50	\$0.00		\$192.50
				Totals for Apruzzese, McDermott, Mastro & Murphy:	\$192.50	\$0.00		\$192.50
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	10/20/2020	9/22/2020	4198884	Legal Services-181 Pacific Avenue Redevelopm	\$333.10	\$0.00		\$333.10
ARCHER & GREINER, P.C.	10/20/2020	9/24/2020	4198882	Legal Services- Monticello Equity Properties	\$443.94	\$0.00		\$443.94
ARCHER & GREINER, P.C.	10/20/2020	9/24/2020	4198883	Legal Services- 336-340 MLK Drive Redevelo	\$2,135.00	\$0.00		\$2,135.00
ARCHER & GREINER, P.C.	10/20/2020	9/24/2020	4199115	Legal Services- 61-63 Sip Avenue	\$13,168.20	\$0.00		\$13,168.20
ARCHER & GREINER, P.C.	10/20/2020	10/7/2020	4199126	Legal Services - 401 Whiton Street	\$2,074.90	\$0.00		\$2,074.90
ARCHER & GREINER, P.C.	10/20/2020	10/7/2020	4199119	Legal Services - Exeter Thomas McGovern La	\$935.00	\$0.00		\$935.00
ARCHER & GREINER, P.C.	10/20/2020	10/7/2020	4199120	Legal Services - 326-328 Johnston Ave	\$385.00	\$0.00		\$385.00
ARCHER & GREINER, P.C.	10/20/2020	10/7/2020	4199128	Legal Services - Pegasus/100 Colden St - Sub	\$742.50	\$0.00		\$742.50
ARCHER & GREINER, P.C.	10/20/2020	10/7/2020	4199122	Legal Services - 342 Johnston Ave	\$165.00	\$0.00		\$165.00
ARCHER & GREINER, P.C.	10/20/2020	10/7/2020	4199123	Legal Services- 550 Johnston Avenue	\$412.50	\$0.00		\$412.50
ARCHER & GREINER, P.C.	10/20/2020	10/7/2020	4199424	Legal Services - OPRA Matters/General Repre	\$752.50	\$0.00		\$752.50
ARCHER & GREINER, P.C.	10/20/2020	10/7/2020	4199127	Legal Services - Beloved Community Charter	\$550.00	\$0.00		\$550.00
ARCHER & GREINER, P.C.	10/20/2020	10/7/2020	4199131	Legal Services - Powerhouse, LLC	\$935.00	\$0.00		\$935.00
				Totals for ARCHER & GREINER, P.C.:	\$23,032.64	\$0.00		\$23,032.64
BEACON								
BEACON	10/20/2020	10/1/2020	06-10-20	Prof Services Area Need of Redevelopment- 1	\$725.00	\$0.00		\$725.00
				Totals for BEACON:	\$725.00	\$0.00		\$725.00

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
BROWN - BROWN METRO INC.								
BROWN - BROWN METRO INC.	10/20/2020	9/25/2020	860721 & 860722	Insurance Policy D&O Renewal	\$59,213.16	\$0.00		\$59,213.16
				Totals for BROWN - BROWN METRO INC.:	\$59,213.16	\$0.00		\$59,213.16
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	10/20/2020	9/28/2020	4934	Morris Canal-Greenway Implementation Plan	\$2,167.25	\$0.00		\$2,167.25
BROWNFIELD REDEVELOPMENT S	10/20/2020	9/25/2020	4939	Oversight & Mgmt Services for EPA Multipu	\$2,617.50	\$0.00		\$2,617.50
BROWNFIELD REDEVELOPMENT S	10/20/2020	9/25/2020	4936	Oversight & Mngt Services for EPA Revolutin	\$275.00	\$0.00		\$275.00
BROWNFIELD REDEVELOPMENT S	10/20/2020	9/25/2020	4935	Oversight & Mgmt Services for EPA Petro. A	\$472.50	\$0.00		\$472.50
BROWNFIELD REDEVELOPMENT S	10/20/2020	9/25/2020	4938	Environmental Support Services for Grand Je	\$1,095.00	\$0.00		\$1,095.00
BROWNFIELD REDEVELOPMENT S	10/20/2020	9/25/2020	4937	Oversight & Mgmt Services for EPA Haz. Su	\$572.50	\$0.00		\$572.50
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$7,199.75	\$0.00		\$7,199.75
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	10/20/2020	8/31/2020	764-08.20	Environmental Services at Ocean & Dwight	\$1,514.00	\$0.00		\$1,514.00
BROWNFIELD SCIENCE & TECHNO	10/20/2020	1/1/2020	764-08.19	Environmental Services at Ocean & Dwight	\$6,669.50	\$0.00		\$6,669.50
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$8,183.50	\$0.00		\$8,183.50
CASH								
CASH	10/20/2020	10/14/2020	Cash	Replenishment of Petty Cash	\$302.00	\$0.00		\$302.00
				Totals for CASH:	\$302.00	\$0.00		\$302.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	10/20/2020	7/27/2020	July	Expense Reimbursement	\$93.36	\$0.00		\$93.36
CHRISTOPHER FIORE	10/20/2020	8/27/2020	August	Expense Reimbursement	\$93.36	\$0.00		\$93.36
CHRISTOPHER FIORE	10/20/2020	9/24/2020	September	Dental Reimbursement	\$570.35	\$0.00		\$570.35
				Totals for CHRISTOPHER FIORE:	\$757.07	\$0.00		\$757.07
CITY OF JERSEY CITY								
CITY OF JERSEY CITY	10/20/2020	10/16/2020	Pymt 2 of 3	Proceeds from Land Sales (Argent - Johnston T	\$3,500,000.00	\$0.00		\$3,500,000.00
				Totals for CITY OF JERSEY CITY:	\$3,500,000.00	\$0.00		\$3,500,000.00
COMCAST								
COMCAST	10/20/2020	9/16/2020	November 2020	Internet Service at 665 Ocean Avenue	\$189.45	\$0.00		\$189.45
COMCAST	10/20/2020	9/28/2020	November 2020	Internet Service at 66 York St	\$152.58	\$0.00		\$152.58
COMCAST	10/20/2020	10/5/2020	November 2020	25 Journal Sq - Business Internet	\$212.82	\$0.00		\$212.82
				Totals for COMCAST:	\$554.85	\$0.00		\$554.85
Confires Fire Protection								
Confires Fire Protection	10/20/2020	10/7/2020	0305167	Annual Extinguisher Inspection, Extinguisher	\$120.10	\$0.00		\$120.10
				Totals for Confires Fire Protection:	\$120.10	\$0.00		\$120.10
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	10/20/2020	9/29/2020	November	Maintenance Fee	\$154.04	\$0.00		\$154.04
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$154.04	\$0.00		\$154.04

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
ENVIRONMENTAL REMEDIATION AND FINANCIAL SERVICES LLC								
ENVIRONMENTAL REMEDIATION A	10/20/2020	10/1/2020	22-1001-02DS	Professional Consulting Services- PPG Chrom	\$600.00	\$0.00		\$600.00
Totals for ENVIRONMENTAL REMEDIATION AND FINANCIAL SERVICES LLC:					\$600.00	\$0.00		\$600.00
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	10/20/2020	9/30/2020	September 2020	Miscellaneous Legal Advertising	\$154.87	\$0.00		\$154.87
Totals for EVENING JOURNAL ASSOCIATION:					\$154.87	\$0.00		\$154.87
FEDERAL EXPRESS								
FEDERAL EXPRESS	10/20/2020	9/14/2020	7-120-96801	Overnight Deliveries	\$310.31	\$0.00		\$310.31
Totals for FEDERAL EXPRESS:					\$310.31	\$0.00		\$310.31
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	10/20/2020	9/22/2020	44424	Legal Services- PS&G Lighting Service Agr	\$280.00	\$0.00		\$280.00
GLUCK WALRATH LLP	10/20/2020	9/28/2020	44612	Legal Services- 248 Grove Street	\$27.60	\$0.00		\$27.60
GLUCK WALRATH LLP	10/20/2020	9/28/2020	44613	Legal Services- 201 New York Ave	\$357.50	\$0.00		\$357.50
GLUCK WALRATH LLP	10/20/2020	9/28/2020	44614	Legal Services- 92-94 Stegman Street	\$82.50	\$0.00		\$82.50
GLUCK WALRATH LLP	10/20/2020	9/28/2020	44615	Legal Services- 97-99 Stegman Street	\$412.50	\$0.00		\$412.50
GLUCK WALRATH LLP	10/20/2020	9/28/2020	44616	Legal Services- Bright & Varick UR, LLC	\$70.00	\$0.00		\$70.00
GLUCK WALRATH LLP	10/20/2020	9/28/2020	44617	Legal Services- Cara Squared, LLC/306 Berg	\$1,760.15	\$0.00		\$1,760.15
GLUCK WALRATH LLP	10/20/2020	9/28/2020	44618	Legal Services- 9 Myrtle Avenue MDW	\$55.00	\$0.00		\$55.00
GLUCK WALRATH LLP	10/20/2020	9/28/2020	44619	Legal Services- 454 Palisade Ave	\$467.50	\$0.00		\$467.50
GLUCK WALRATH LLP	10/20/2020	9/28/2020	44620	Legal Services- 337 Communipaw Ave	\$70.00	\$0.00		\$70.00
Totals for GLUCK WALRATH LLP:					\$3,582.75	\$0.00		\$3,582.75
JAMES F WADDLETON								
JAMES F WADDLETON	10/20/2020	10/12/2020	Reimbursement	Dental Reimbursement - Self	\$280.00	\$0.00		\$280.00
Totals for JAMES F WADDLETON:					\$280.00	\$0.00		\$280.00
Jason Friedkin								
Jason Friedkin	10/20/2020	10/3/2020	Dental	Dental Reimbursement	\$1,370.00	\$0.00		\$1,370.00
Totals for Jason Friedkin:					\$1,370.00	\$0.00		\$1,370.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORI	10/20/2020	9/18/2020	30308307348913	Water & Sewer - 25 Journal Sq - 3030830734	\$318.51	\$0.00		\$318.51
JC MUNICIPAL UTILITIES AUTHORI	10/20/2020	9/15/2020	30309320562951	Water & Sewer - 25 Journal Sq (F/L)- 303093	\$1,631.71	\$0.00		\$1,631.71
JC MUNICIPAL UTILITIES AUTHORI	10/20/2020	9/15/2020	30306348540000	Water & Sewer - 665 Ocean Avenue - 303063	\$395.02	\$0.00		\$395.02
JC MUNICIPAL UTILITIES AUTHORI	10/20/2020	9/15/2020	30302233340000	Water & Sewer - 36-44 Aethia- 303022333400	\$1,617.64	\$0.00		\$1,617.64
Totals for JC MUNICIPAL UTILITIES AUTHORITY:					\$3,962.88	\$0.00		\$3,962.88
JOHNNY ON THE SPOT, LLC								
JOHNNY ON THE SPOT, LLC	10/20/2020	9/29/2020	558801	BL- Replacement 4 Units Fire Burnt- Invoice I	\$2,455.95	\$0.00		\$2,455.95
JOHNNY ON THE SPOT, LLC	10/20/2020	9/29/2020	558802	BL- ADA & Standard- Weekly Service- Invo	\$353.23	\$0.00		\$353.23
JOHNNY ON THE SPOT, LLC	10/20/2020	9/29/2020	553676	BL- ADA & Standard- Weekly Service- Inv D	\$2,517.35	\$0.00		\$2,517.35
JOHNNY ON THE SPOT, LLC	10/20/2020	9/29/2020	558803	BL- ADA & Standard- Weekly Service- Invo	\$353.23	\$0.00		\$353.23
Totals for JOHNNY ON THE SPOT, LLC:					\$5,679.76	\$0.00		\$5,679.76

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	10/20/2020	9/13/2020	19	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	10/20/2020	9/20/2020	20	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	10/20/2020	9/27/2020	21	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	10/20/2020	10/4/2020	22	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	10/20/2020	10/11/2020	23	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Totals for Nay's Cleaning Company LLC:					\$6,750.00	\$0.00		\$6,750.00
Peter Waldor & Associates								
Peter Waldor & Associates	10/20/2020	9/16/2020	25455	Property Insurance - 574 Communipaw Av	\$1,004.86	\$0.00		\$1,004.86
Peter Waldor & Associates	10/20/2020	10/5/2020	25573	Property Insurance - 350 Washington St.	\$45,540.00	\$0.00		\$45,540.00
Totals for Peter Waldor & Associates:					\$46,544.86	\$0.00		\$46,544.86
PHILLIPS,PREISS GRYGIEL, LLC								
PHILLIPS,PREISS GRYGIEL, LLC	10/20/2020	9/24/2020	31681	Relocation Assistance Services - 125 Monitor	\$62.50	\$0.00		\$62.50
Totals for PHILLIPS,PREISS GRYGIEL, LLC:					\$62.50	\$0.00		\$62.50
POSTNET								
POSTNET	10/20/2020	10/9/2020	October	Wide Format Prints (95)	\$201.57	\$0.00		\$201.57
Totals for POSTNET:					\$201.57	\$0.00		\$201.57
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/17/2020	70-451-417-18	Gas & Electric - 407 Ocean Av- HSE	\$960.62	\$0.00		\$960.62
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/17/2020	70-455-651-00	Gas & Electric - 405 Ocean Av- HSE	\$4,083.50	\$0.00		\$4,083.50
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	8/31/2020	70-456-636-09	Gas & Electric - 405 Ocean Av- Office	\$3,381.29	\$0.00		\$3,381.29
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/17/2020	75-202-754-18	Gas & Electric - 1 Betty LN FLD HSE 2	\$105.81	\$0.00		\$105.81
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/14/2020	42-497-031-18	Gas & Electric - 25 Journal Square	\$5,921.75	\$0.00		\$5,921.75
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$29.38	\$0.00		\$29.38
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$6.67	\$0.00		\$6.67
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$95.38	\$0.00		\$95.38
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$620.80	\$0.00		\$620.80
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$32.40	\$0.00		\$32.40
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$83.75	\$0.00		\$83.75
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$23.80	\$0.00		\$23.80
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$58.99	\$0.00		\$58.99
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$4.53	\$0.00		\$4.53
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$43.74	\$0.00		\$43.74
PUBLIC SERVICE ELECTRIC & GAS	10/20/2020	9/18/2020	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$8.31	\$0.00		\$8.31
Totals for PUBLIC SERVICE ELECTRIC & GAS:					\$15,460.72	\$0.00		\$15,460.72
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	10/20/2020	9/18/2020	8398-1	Lawn Maintenance & Trash Removal- 185 Dw	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	10/20/2020	9/18/2020	8398-2	Lawn Maintenance & Trash Removal- 97-99 I	\$220.00	\$0.00		\$220.00
Silagy Contracting, LLC.	10/20/2020	9/18/2020	8398-3	Lawn Maintenance & Trash Removal- 92-94 S	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	10/20/2020	9/18/2020	8398-4	Lawn Maintenance & Trash Removal- 199 St	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	10/20/2020	9/18/2020	8398-5	Lawn Maintenance & Trash Removal- 204 St	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	10/20/2020	9/18/2020	8398-6	Lawn Maintenance & Trash Removal- 284 MI	\$160.00	\$0.00		\$160.00

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
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-8	Lawn Maintenance & Trash Removal- 314 MI	\$155.00	\$0.00		\$155.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-9	Lawn Maintenance & Trash Removal- 326-3	\$240.00	\$0.00		\$240.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-11	Lawn Maintenance & Trash Removal- 408-4	\$275.00	\$0.00		\$275.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-14	Lawn Maintenance & Trash Removal- 665 Oc	\$240.00	\$0.00		\$240.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-15	Lawn Maintenance & Trash Removal- 556 Co	\$210.00	\$0.00		\$210.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-16	Lawn Maintenance & Trash Removal- 91-93 F	\$490.00	\$0.00		\$490.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-17	Lawn Maintenance & Trash Removal- 550 Jo	\$355.00	\$0.00		\$355.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-18	Lawn Maintenance & Trash Removal- 80 Bay	\$320.00	\$0.00		\$320.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-19	Lawn Maintenance & Trash Removal- 84 Slip	\$195.00	\$0.00		\$195.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-23	Lawn Maintenance & Trash Removal- 336-3	\$205.00	\$0.00		\$205.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8401	Initial Lot Clean Up - Johnston Av/ Monitor &	\$1,900.00	\$0.00		\$1,900.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8402	Initial Lot Clean Up - 177-178 MLK Dr	\$1,350.00	\$0.00		\$1,350.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-7	Lawn Maintenance & Trash Removal- 292 MI	\$175.00	\$0.00		\$175.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-12	Lawn Maintenance & Trash Removal- 199 Wc	\$185.00	\$0.00		\$185.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-13	Lawn Maintenance & Trash Removal- 405-4	\$165.00	\$0.00		\$165.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-20	Lawn Maintenance & Trash Removal- 180 Ni	\$320.00	\$0.00		\$320.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-21	Lawn Maintenance & Trash Removal- 34-36 C	\$175.00	\$0.00		\$175.00
Siliagy Contracting, LLC.	10/20/2020	9/18/2020	8398-24	Lawn Maintenance & Trash Removal- 1054-	\$195.00	\$0.00		\$195.00
Totals for Siliagy Contracting, LLC.:					\$8,320.00	\$0.00		\$8,320.00
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	10/20/2020	9/20/2020	9822109365	Miscellaneous Office Supplies- September 20	\$1,513.87	\$0.00		\$1,513.87
Totals for STAPLES CREDIT PLAN:					\$1,513.87	\$0.00		\$1,513.87
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	10/20/2020	10/7/2020	50122226828	Payment for Copier Lease - October 2020	\$1,185.00	\$0.00		\$1,185.00
Totals for TOSHIBA FINANCIAL SERVICES:					\$1,185.00	\$0.00		\$1,185.00
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	10/20/2020	10/2/2020	5715122	H/C Water dispenser & 5 gallon spring water	\$165.70	\$0.00		\$165.70
Totals for TWIN ROCKS SPRING WATER:					\$165.70	\$0.00		\$165.70
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	10/20/2020	9/30/2020	September	Case/Property Mngt Services at 665 Ocean A	\$4,791.67	\$0.00		\$4,791.67
Totals for UNITED WAY OF HUDSON COUNTY:					\$4,791.67	\$0.00		\$4,791.67
VICTORIA BONNERS								
VICTORIA BONNERS	10/20/2020	10/1/2020	Reimbursement	Dental Reimbursement	\$105.00	\$0.00		\$105.00
Totals for VICTORIA BONNERS:					\$105.00	\$0.00		\$105.00
Wielkatz & Company, LLC.								
Wielkatz & Company, LLC.	10/20/2020	10/2/2020	20-00085-00860	CFO Services Rendered	\$7,500.00	\$0.00		\$7,500.00
Totals for Wielkatz & Company, LLC.:					\$7,500.00	\$0.00		\$7,500.00
WORKZONE, LLC								
WORKZONE, LLC	10/20/2020	9/30/2020	37099	Workzone License & Hosting Fee- 10/24/202	\$900.00	\$0.00		\$900.00

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
XEROX CORPORATION				Totals for WORKZONE, LLC:	\$900.00	\$0.00		\$900.00
XEROX CORPORATION	10/20/2020	9/29/2020	011634445	Meter Usage / Printer	\$191.27	\$0.00		\$191.27
				Totals for XEROX CORPORATION:	\$191.27	\$0.00		\$191.27
				GRAND TOTALS:	\$3,875,115.87	\$0.00		\$3,875,115.87

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 (10/20/2020)

Include all Post Statues

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	10/20/2020	9/28/2020	4940	Bayfront Sustainability - Progress Report	\$16,513.75	\$0.00		\$16,513.75
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$16,513.75	\$0.00		\$16,513.75
CME ASSOCIATES								
CME ASSOCIATES	10/20/2020	9/17/2020	267079	Engineering Services - Bayfront Redevelopment	\$11,044.00	\$0.00		\$11,044.00
CME ASSOCIATES	10/20/2020	9/29/2020	267946	Engineering Services - Bayfront Redevelopment	\$6,069.00	\$0.00		\$6,069.00
				Totals for CME ASSOCIATES:	\$17,113.00	\$0.00		\$17,113.00
MATRIX DESIGN GROUP, INC								
MATRIX DESIGN GROUP, INC	10/20/2020	9/21/2020	27473	Bulkhead Engineering Consulting Services-B	\$15,695.00	\$0.00		\$15,695.00
				Totals for MATRIX DESIGN GROUP, INC:	\$15,695.00	\$0.00		\$15,695.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	10/20/2020	9/28/2020	175065	Legal Services - Bayfront/Honeywell	\$8,417.50	\$0.00		\$8,417.50
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$8,417.50	\$0.00		\$8,417.50
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	10/20/2020	3/11/2020	77960.02-0-1	Architectural Services - Bayfront Redevelopment	\$100,295.33	\$0.00		\$100,295.33
Perkins Eastman Architects DPC	10/20/2020	4/17/2020	77960.02-0-2	Architectural Services - Bayfront Redevelopment	\$46,765.35	\$0.00		\$46,765.35
Perkins Eastman Architects DPC	10/20/2020	6/4/2020	77960.02-0-4	Architectural Services - Bayfront Redevelopment	\$81,986.00	\$0.00		\$81,986.00
Perkins Eastman Architects DPC	10/20/2020	7/7/2020	77960.02-0-5	Architectural Services - Bayfront Redevelopment	\$50,718.00	\$0.00		\$50,718.00
Perkins Eastman Architects DPC	10/20/2020	8/10/2020	77960.02-0-6	Architectural Services - Bayfront Redevelopment	\$36,426.68	\$0.00		\$36,426.68
Perkins Eastman Architects DPC	10/20/2020	5/18/2020	77960.02-0-3	Architectural Services - Bayfront Redevelopment	\$51,478.35	\$0.00		\$51,478.35
				Totals for Perkins Eastman Architects DPC:	\$367,669.71	\$0.00		\$367,669.71
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	10/20/2020	10/8/2020	20,627.9	Environmental Services - Bayfront I	\$9,028.35	\$0.00		\$9,028.35
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$9,028.35	\$0.00		\$9,028.35
Stock Development Group, Inc.								
Stock Development Group, Inc.	10/20/2020	9/16/2020	E-219	Monthly Management Services - Bayfront	\$6,000.00	\$0.00		\$6,000.00
Stock Development Group, Inc.	10/20/2020	9/16/2020	E-220	Monthly Management Services - Bayfront	\$6,250.00	\$0.00		\$6,250.00
				Totals for Stock Development Group, Inc.:	\$12,250.00	\$0.00		\$12,250.00
SWA/Balsley Landscape Architects								
SWA/Balsley Landscape Architects	10/20/2020	9/23/2020	875	Professional Landscape/Architectural Svcs- B	\$12,500.00	\$0.00		\$12,500.00
SWA/Balsley Landscape Architects	10/20/2020	9/23/2020	876	Professional Landscape/Architectural Svcs- B	\$137,500.00	\$0.00		\$137,500.00
				Totals for SWA/Balsley Landscape Architects:	\$150,000.00	\$0.00		\$150,000.00
GRAND TOTALS:					\$596,687.31	\$0.00		\$596,687.31

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 (10/20/2020)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes