

**RESOLUTION OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF THE REGULAR REMOTE PUBLIC  
MEETING OF OCTOBER 20, 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 November 10, 2020

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

**RESOLUTION OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF EXECUTIVE SESSION OF THE  
REGULAR REMOTE PUBLIC MEETING  
OCTOBER 20, 2020**

**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of October 20, 2020; and

**WHEREAS**, the following issues were discussed: 1) litigation,

2) contract negotiations

3) and personnel

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of October 20, 2020 be approved as presented.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated November 10, 2020

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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	✓			

**ITEM #3**

**WITHDRAWN**

**ITEM #4**

**WITHDRAWN**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
SHARED SERVICES AGREEMENT PURSUANT TO THE  
UNIFORM SHARED SERVICES CONSOLIDATION ACT, N.J.S.A.  
40A:65-1 ET SEQ., WITH THE CITY OF JERSEY CITY FOR  
DEMOLITION SERVICES IN ALL REDEVELOPMENT AREAS**

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

**WHEREAS**, the City has the personnel and equipment to perform demolition work and the Agency requires demolition work to be performed at various properties located within Redevelopment Areas throughout the City that are owned by the Agency or subject to a redevelopment agreement with the Agency; and

**WHEREAS**, in order for the City to provide the required services, it is necessary for the City and the Agency to enter into the Shared Services Agreement Between the City of Jersey City and the Jersey City Redevelopment Agency, a copy of which is on file with the Agency (the “**Shared Services Agreement**”) setting forth the obligation of the City to perform the services set forth in the Shared Services Agreement for a period of twenty-four (24) months commencing October 19, 2020; and

**WHEREAS**, the Redevelopment Law and Uniform Shared Services Consolidation Act, *N.J.S.A. 40A:65-1 et seq.*, authorize local units to provide on behalf of the other any service which such entity may legally perform for itself; and

**WHEREAS**, the Agency and the City desire to execute a Shared Services Agreement for demolition to commence on October 19, 2020 and expire on October 19, 2022,

**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.

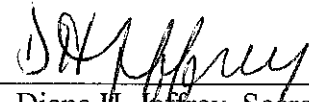
**Section 2.** The Board of Commissioners of the Agency hereby approves the Shared Services Agreement with the City for a term commencing on October 19, 2020 and expiring on October 19, 2022.

**Section 3.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the Shared Services Agreement and any and all

other documents necessary to effectuate this Resolution, together with such additions, deletions and/or modifications deemed necessary or desirable in consultation with counsel, and to take all actions 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 November 10, 2020.**



Diana M. Jeffrey, Secretary

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

**ITEM #6**

**WITHDRAWN**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE  
TERM OF THE LICENSE AGREEMENT WITH PAWS AND  
TAILS DOGGY PLAYGROUP, LLC PERTAINING TO  
PROPERTY LOCATED AT BLOCK 13803, LOTS 1 AND 2  
COMMONLY KNOWN AS 34-36 CENTER STREET WITHIN THE  
BATES STREET REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) is the owner of certain vacant property located at Block 13803, Lots 1 and 2 on the City’s official tax maps within the Bates Street Redevelopment Area (collectively, the “**Agency Property**”); and

**WHEREAS**, Paws and Tales Doggy Playgroup, LLC entered into a License Agreement for use of the Agency Property to operate a doggy day care operation; and

**WHEREAS**, the Agency has no present immediate need for the property and is willing to allow a continued temporary interim use of the property; and

**WHEREAS**, Paws and Tails Doggy Playground, LLC is in good standing with the Jersey City Redevelopment Agency and will continue to pay a monthly user fee in the amount of \$700.00 for the above-referenced purposes; and

**WHEREAS**, by Resolution No. 19-11-05, dated November 18, 2019, the Board of Commissioners of the Agency authorized the Agency to enter into that certain license agreement, dated November 18, 2019 with Paws and Tails Doggy Playgroup, LLC granting them use of the Property; and

**WHEREAS**, the Agency and Paws and Tails Doggy Playground, LLC desire to extend the term of the temporary revocable License Agreement for an additional twelve (12) through November 30, 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.

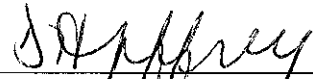
**Section 2.** The Board of Commissioners hereby authorizes an extension to the License Agreement between the Agency and the Paws and Tails Doggy Playgroup, LLC extending the term of the License Agreement for an additional twelve (12) months expiring on November 30, 2021.



**Section 3.** The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the extension to License Agreement.

**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 November 10, 2020.**



Diana H. Jeffrey, Secretary

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

REVISIONS			
DATE	BY	REASON	LOT
07/18/10	CHARLES A. ANTONSON	ISSUED	

SEE SHEET 137

SEE SHEET 136



SEE SHEET 157

SEE SHEET 126

THIS MAP WAS MEAS. DRAWN, USING COMPUTER AIDED  
DRAWING/DESIGN (CAD) AND COORDINATE GEOMETRY.

### TAX MAP

CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1"=50' AUGUST 2008  
RICHARD A. MORALLE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY, 07741

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

ARJ - COM/2402773300

SEE SHEET 126

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**WHEREAS**, on August 18, 2020, the JCRA adopted Resolution No. 20-08-6, extending the foregoing conditional designation until October 31, 2020, subject to one thirty (30) day extension by the Executive Director; and

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

**WHEREAS**, the JCRA desires to extend the Sub-Redeveloper's conditional designation as sub-redeveloper of the property for an additional period until March 30, 2021, subject to one thirty (30) day extension by the Executive Director, in order to allow the foregoing negotiations to be completed.

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

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

**Section 2.** The designation as sub-redeveloper of the Property previously granted to Sub-Redeveloper is hereby extended until March 30, 2021, which period may be extended if necessary in the sole discretion of the Executive Director for an additional period of up to thirty (30) days, to allow the JCRA, Master Redeveloper, and Sub-Redeveloper to complete negotiations and enter into a Sub-Redeveloper Agreement for the redevelopment of the Mecca Properties.

**Section 3.** If the JCRA and the Redeveloper have not executed a mutually acceptable Sub-Redevelopment Agreement in accordance with the time periods set forth in Paragraph 2 of

this Resolution, the designation of Redeveloper as redeveloper of the Property shall automatically expire without any need for any further action of the JCRA's Board.

**Section 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.

**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 November 10, 2020.**



Diana H. Jeffrey, Secretary

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

DATE	BY	REVISIONS	BLOCK	LOT
		1. LAYOUT		
		2. ADDRESS		
		3. AREA		
		4. DISTANCE		
		5. BEARING		
		6. CURVATURE		
		7. CHORD		
		8. AREA		
		9. DISTANCE		
		10. BEARING		
		11. CURVATURE		
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		99. DISTANCE		
		100. BEARING		

SEE SHEET 137

SEE SHEET

Sites



SEE SHEET 157

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED  
MAP PRODUCTION (CAIP) AND COORDINATE SURVEYING.

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1" = 25' AUGUST, 2006  
RICHARD A. MORALLE, P.E., P.L.S.  
T & A ASSOCIATES  
11 TRIDELL ROAD, MIDDLETON TOWNSHIP  
NEW JERSEY 07740

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2006, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

APP - CAD-2007-03300

SEE SHEET 126

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF YORK STREET WEST LLC AS THE DESIGNATED SUB-REDEVELOPER OF BLOCK 13805, LOTS 4, 5, 6, 7 AND 8 (58, 60 WHICH ARE BOUNDED BY CENTER STREET, YORK STREET, COLGATE AND YORK STREETS AND 214 BRIGHT STREET) WITHIN THE BATES STREET REDEVELOPMENT AREA**

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

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

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

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

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

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

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

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

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

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

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

**WHEREAS**, on August 18, 2020, the JCRA adopted Resolution No. 20-08-5, extending the conditional designation of York Street West LLC as Sub-Redeveloper and authorizing entry into a sub-redeveloper agreement with same until October 31, 2020, subject to one thirty (30) day extension by the Executive Director; and

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

**WHEREAS**, the JCRA desires to extend the Sub-Redeveloper's designation as sub-redeveloper of the property through March 30, 2021, subject to one thirty (30) day extension by the Executive Director, in order to allow the foregoing negotiations to be completed.

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

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

**Section 2.** The designation as sub-redeveloper of the Property previously granted to Sub-Redeveloper is hereby extended until March 30, 2021, which period may be extended if necessary in the sole discretion of the Executive Director for an additional period of up to thirty (30) days, to allow the JCRA, Master Redeveloper, and Sub-Redeveloper to complete negotiations and enter into a Sub-Redeveloper Agreement for the redevelopment of the York Street Properties.

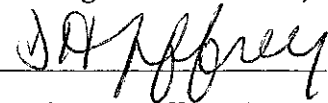
**Section 3.** If the JCRA and the Redeveloper have not executed a mutually acceptable Sub-Redevelopment Agreement in accordance with the time periods set forth in Paragraph 2 of this Resolution, the designation of Redeveloper as redeveloper of the Property shall automatically expire without any need for any further action of the JCRA's Board.



**Section 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.

**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 November 10, 2020.**

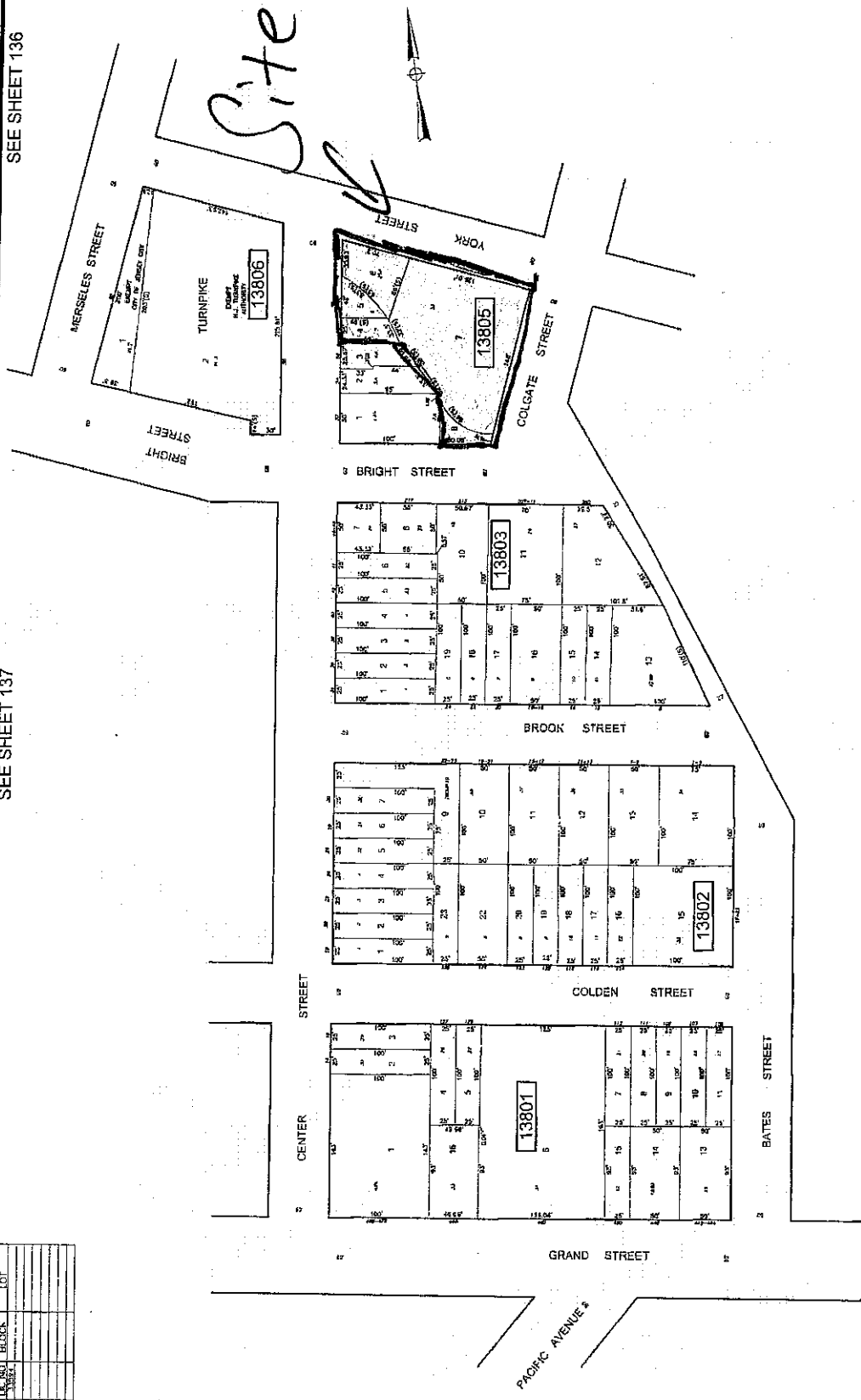
  
Diana H. Jeffrey, Secretary

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

DATE	BY	REVISIONS	LOT
10/20/06	CHARTER & ASSOCIATES	1.00 AC BLOCK	

SEE SHEET 137

SEE SHEET 136



SEE SHEET 157

SEE SHEET 128

THIS MAP HAS BEEN DRAWN USING COMPASS, AND  
DRAWING/DESIGN (C&D) AND CORRELATION, 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&A ASSOCIATES  
11 THICAL, NEW JERSEY 07144

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2006, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

SEE SHEET 126

APP - COM/PAU/PA/3300

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 400 7<sup>TH</sup> STREET, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 9801, LOTS 14 AND 15, COMMONLY KNOWN AS 400-402 7<sup>TH</sup> STREET WITHIN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2 WITHIN THE ENOS JONES REDEVELOPMENT AREA**

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

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

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

**WHEREAS**, on August 21, 2018, the Agency adopted Resolution No. 18-08-06 conditionally designating 400 7<sup>th</sup> Street, LLC (the “**Redeveloper**”) as redeveloper of the Property, which designation was later extended through October 30, 2019, on which date Redeveloper’s designation period expired; and

**WHEREAS**, on July 21, 2020, the Agency adopted Resolution No. 20-07-5 reinstating the Redeveloper’s designation as the redeveloper of the Property for a period ending on October 30, 2020, with an option for an additional extension in the Agency’s Executive Director’s sole discretion for an additional thirty (30) days, if necessary, which was ultimately exercised; and

**WHEREAS**, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until March 31, 2021, 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 March 31, 2021, 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 Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

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

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 10, 2020.**

  
Diana H. Jeffrey, Secretary

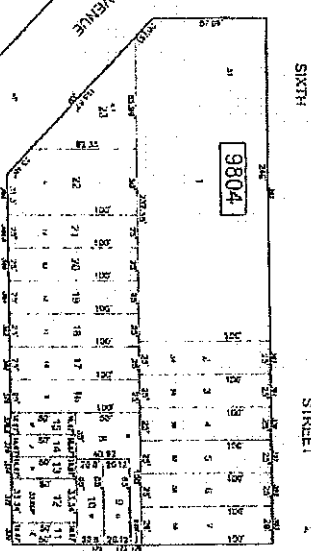
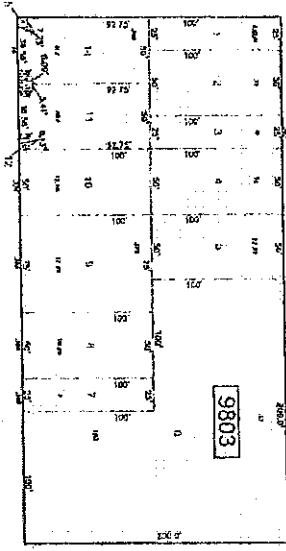
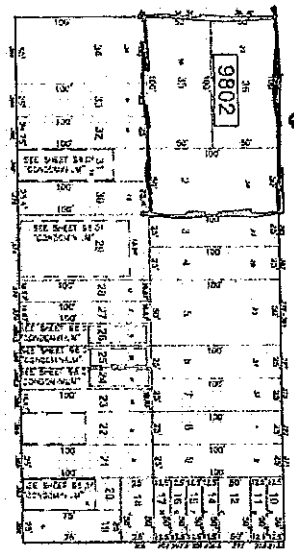
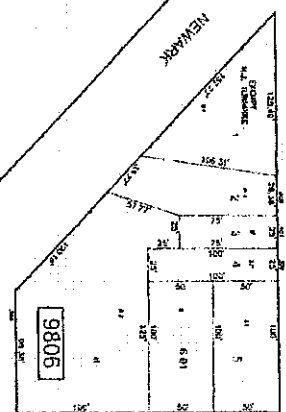
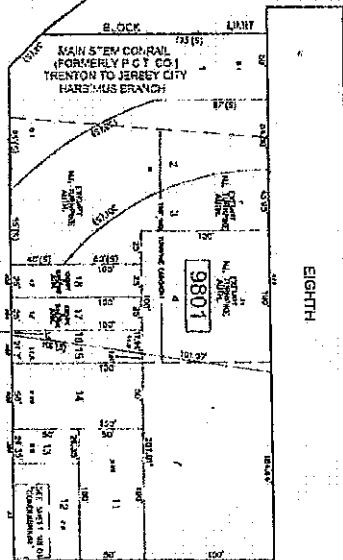
<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown	✓			
Douglas Carlucci				✓
Erma D. Greene				✓
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

DATE	BY	REVISIONS
10/20/00	SPARKS & AMESON	1.00
02/20/01	SPARKS & AMESON	1.01
02/20/01	SPARKS & AMESON	1.02
02/20/01	SPARKS & AMESON	1.03
02/20/01	SPARKS & AMESON	1.04
02/20/01	SPARKS & AMESON	1.05
02/20/01	SPARKS & AMESON	1.06
02/20/01	SPARKS & AMESON	1.07
02/20/01	SPARKS & AMESON	1.08
02/20/01	SPARKS & AMESON	1.09
02/20/01	SPARKS & AMESON	1.10
02/20/01	SPARKS & AMESON	1.11
02/20/01	SPARKS & AMESON	1.12
02/20/01	SPARKS & AMESON	1.13
02/20/01	SPARKS & AMESON	1.14
02/20/01	SPARKS & AMESON	1.15
02/20/01	SPARKS & AMESON	1.16
02/20/01	SPARKS & AMESON	1.17
02/20/01	SPARKS & AMESON	1.18
02/20/01	SPARKS & AMESON	1.19
02/20/01	SPARKS & AMESON	1.20

SEE SHEET 84

SEE SHEET 85

*Site*



SEE SHEET 109

SEE SHEET 84

SEE SHEET 109

SEE SHEET 99

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAFA REALTY, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 9802, LOT 35.01 COMMONLY KNOWN AS 387 EIGHTH STREET IN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2 WITHIN THE ENOS JONES REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency ("**JCRA**") 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 or supplemented, the "**Redevelopment Law**"); and

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

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

**WHEREAS**, on August 21, 2018, the JCRA adopted Resolution No. 18-08-07 conditionally designating Rafa Realty, LLC (the "**Redeveloper**") as redeveloper of the Property to allow time for the parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

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

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

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

**WHEREAS**, the Redeveloper's designation expired October 30, 2019; and

**WHEREAS**, on July 21, 2020, the JCRA adopted Resolution No. 20-07-4 reinstating the designation of the Redeveloper through October 30, 2020, with a thirty (30) day extension being granted at the discretion of the Executive Director; and

**WHEREAS**, the Redeveloper and the JCRA are in the process of negotiating a Redevelopment Agreement, and therefore, wish to grant an extension of the Redeveloper's designation through March 30, 2021, with a thirty (30) day extension being granted at the discretion of the Executive Director.

**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.

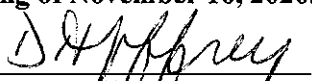
**Section 2.** The Redeveloper's designation is hereby extended for a period commencing upon the adoption of this Resolution and ending on March 30, 2021, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion.

**Section 3.** If, by March 30, 2021, or such later date as established by the Executive Director in accordance with Section 2 hereof, the JCRA and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper shall automatically expire without any need for any further action of the Board.

**Section 4.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the JCRA 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 November 10, 2020.**

  
Diana H. Jeffrey, Secretary

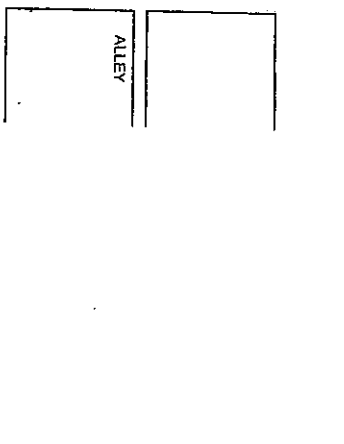
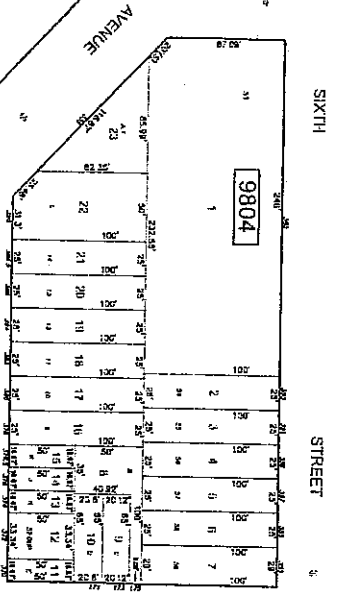
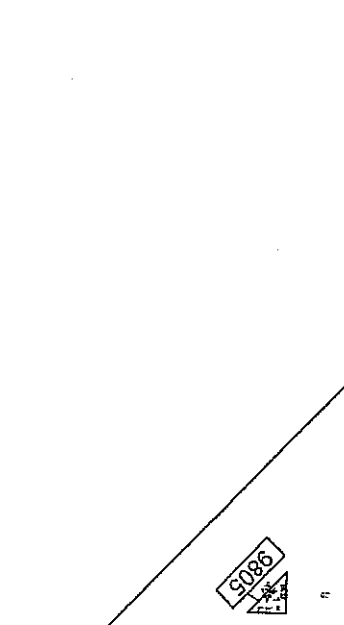
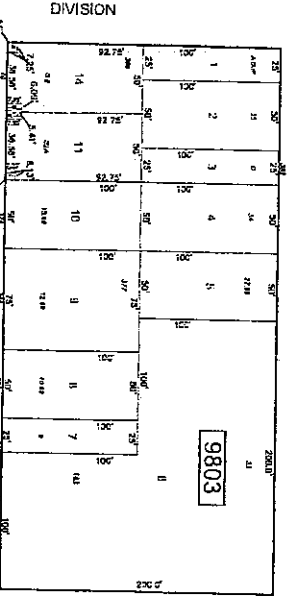
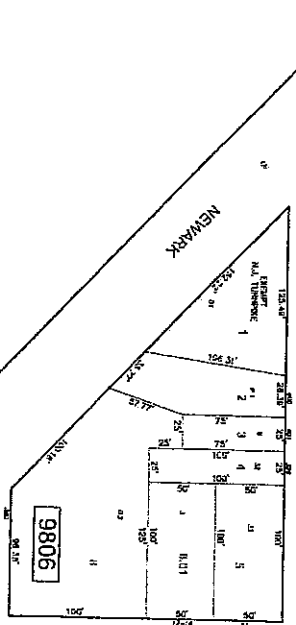
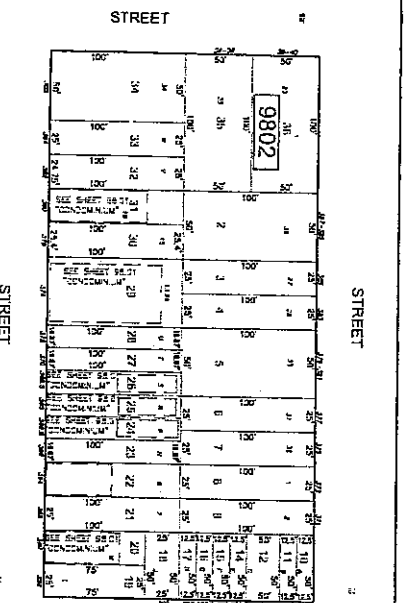
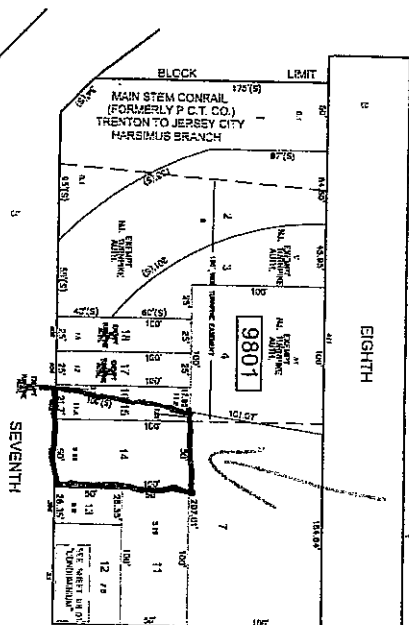
<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown	✓			
Douglas Carlucci				✓
Erma D. Greene				✓
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			

DATE	BY	REVISIONS	NO.	BLOCK	LOT
10/20/77	W. J. JAMES & J. J. JAMES		101	101	
10/20/77	W. J. JAMES & J. J. JAMES		101	101	
10/20/77	W. J. JAMES & J. J. JAMES		101	101	
10/20/77	W. J. JAMES & J. J. JAMES		101	101	
10/20/77	W. J. JAMES & J. J. JAMES		101	101	
10/20/77	W. J. JAMES & J. J. JAMES		101	101	
10/20/77	W. J. JAMES & J. J. JAMES		101	101	
10/20/77	W. J. JAMES & J. J. JAMES		101	101	
10/20/77	W. J. JAMES & J. J. JAMES		101	101	
10/20/77	W. J. JAMES & J. J. JAMES		101	101	

SEE SHEET 84

SEE SHEET 85

*Site*



SEE SHEET 109

SEE SHEET 84

SEE SHEET 109

SEE SHEET 99



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF TAG DEVELOPMENT LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 22605, LOT 1 COMMONLY KNOWN AS 336-340 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("**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**, TAG Development LLC ("**Redeveloper**") submitted an application to the JCRA to be designated redeveloper of Block 22605, Lot 1, commonly known as 336-340 Martin Luther King, Jr. Drive ("**Property**"), within the Jackson Hill Redevelopment Plan area whereby the Redeveloper proposes the development of a six (6) story mixed use building with a total of twenty five (25) residential units, twenty (20) of which will be market rate, and of which five (5) will be affordable units, and approximately nine hundred (900) square feet of commercial office/retail space ("**Project**"); and

**WHEREAS**, the JCRA wishes to designate the Redeveloper the redeveloper of the Property for the purposes of completing the Project subject to entry of a redevelopment agreement within one hundred and twenty (120) days to expire on March 10, 2021, which may be extended administratively at the sole discretion of the JCRA's Executive Director for a period of thirty (30) days.

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

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

**Section 2.** The Redeveloper is hereby designated as the redeveloper of the Property subject to entry of an acceptable redevelopment agreement with the JCRA within one hundred and twenty (120) days to expire on March 10, 2021, which may be extended administratively at the sole discretion of the JCRA's Executive Director for a period of thirty (30) days.

**Section 3.** If, by March 10, 2021, or such later date as established by the Executive Director in accordance with Section 2 hereof, the JCRA and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper shall automatically expire without any need for any further action of the Board.

**Section 4.** This Resolution shall supersede any prior expired designations of redevelopers for the Property.

**Section 5.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the JCRA 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 November 10, 2020.**

  
Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
CONTRACT WITH UNITED WAY OF HUDSON COUNTY FOR  
PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665  
OCEAN AVENUE WITHIN THE JACKSON HILL  
REDEVELOPMENT AREA**

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

**WHEREAS**, the Agency is the owner of the Veterans Residential Housing in Honor of Jaime Vazquez (the “**Development**”) located at 665 Ocean Avenue, Jersey City, New Jersey 07305 within the Jackson Hill Redevelopment Area, as set forth more particularly in the Jackson Hill Redevelopment Plan (the “**Redevelopment Plan**”), which Development houses formerly homeless veterans; and

**WHEREAS**, in furtherance of the goals and objectives of Redevelopment Law and Redevelopment Plan, the Agency requires property management and social services at the Development (the “**Property Management and Social Services**”); and

**WHEREAS**, the Agency issued a Request for Proposals for Property Management and Social Services in Single-Site Development for Veterans (the “**RFP**”) pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), including but not limited to *N.J.S.A. 40A:11-4.3*; and

**WHEREAS**, in response to the RFP, United Way of Hudson County (“**United Way**”) submitted the only Proposal for Property Management and Social Services in Single-Site Development for Veterans, dated October 23, 2020 (the “**Proposal**”) received by the Agency; and

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

**WHEREAS**, the Evaluation Committee reviewed the Proposal and counsel for the Agency prepared a report in accordance with *N.J.S.A. 40A:11-4.5(d)* (the “**Evaluation Report**”) evaluating the Proposals and, in accordance with the RFP terms, recommending the award of a contract to United Way; and

**WHEREAS**, the Agency wishes to authorize the award of a contract to United Way in a total not-to-exceed amount of Sixty-Two Thousand Six Hundred Dollars (\$62,600.00) to perform the Property Management and Social Services for the Development, based on the terms and conditions set forth in the RFP and the Proposal, for a one-year term commencing on December 1, 2020 and ending on November 30, 2021; and

**WHEREAS**, in accordance with the RFP, the term of the contract awarded herein may be extended for up to four (4) additional periods of up to one (1) year each in accordance with the rates set forth in the Proposal for such optional extension periods; and

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

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

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

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

**Section 2.** The Board of Commissioners hereby authorizes the award of a contract to United Way in a total not-to-exceed amount of Sixty-Two Thousand Six Hundred Dollars (\$62,600.00) to perform the Property Management and Social Services for the Development, based on the terms, conditions and rates set forth in the RFP and the Proposal, for a one-year term commencing on December 1, 2020 and ending on November 30, 2021, which term may be extended for up to four (4) additional periods of up to one (1) year each in accordance with the rates set forth in the Proposal for such optional extension periods.

**Section 3.** The Executive Director is hereby authorized to negotiate and execute an agreement to effectuate this contract award, in consultation with counsel.

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

**Section 5.** Except as expressly authorized herein, all other terms and conditions of the Agreement shall remain the same.

**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 November 10, 2020.**



Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<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 EXTENDING THE DESIGNATION OF HOMESTEAD ASSEMBLAGE LLC AS THE REDEVELOPER OF BLOCK 7905, LOTS 20, 21, 22, AND 23, COMMONLY KNOWN AS 618 PAVONIA AVENUE, 616 PAVONIA AVENUE, AND 33-35 VAN REIPEN AVENUE; BLOCK 7902, LOTS 46, 47, 48 AND 49, COMMONLY KNOWN AS 32-38 COTTAGE STREET; AND BLOCK 7904, LOTS 1 AND 2, COMMONLY KNOWN AS 29 VAN REIPEN AVENUE, ALL WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

**WHEREAS**, the 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 to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, Homestead Assemblage LLC (the “**Redeveloper**”) proposes to redevelop certain properties within the Redevelopment Area identified on the City’s tax maps as Block 7905, Lots 20, 21, 22 and 23, commonly known as 618 Pavonia Avenue, 616 Pavonia Avenue and 33-35 Van Reipen Avenue; Block 7902, Lots 46, 47, 48 and 49, commonly known as 32-38 Cottage Street; and Block 7904, Lots 1 and 2, commonly known as 29 Van Reipen Avenue (collectively, the “**Property**”); and

**WHEREAS**, by Resolution No. 20-06-10 adopted on June 16, 2020, the Agency authorized the negotiation of an amended and restated redevelopment agreement with Redeveloper and designated the Redeveloper as redeveloper of the Property, which designation is set to expire on November 30, 2020; and

**WHEREAS**, to complete the negotiation of an amended and restated redevelopment agreement between the Agency and the Redeveloper, the Executive Director desires to extend Redeveloper’s designation as redeveloper of the Property until March 31, 2021, 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 March 31, 2021, 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 of November 10, 2020.**



Diana H. Jeffrey, Secretary

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

*Phase 1 Phase 2 Phase 3*

SEE SHEET 65

SEE DETAIL "1"

NEWARK

AVENUE

HOBOKEN AVENUE

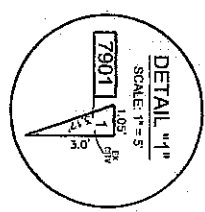
KENNEDY

NEWARK AVENUE

SEE SHEET 81

SEE SHEET 94

SEE SHEET 80



*Phase 1*  
*Phase 2*  
*Phase 3*

DATE	BY	REVISIONS	LOT
10/20/11	JOHN J. ABRAMO	1.00	101
11/20/11	JOHN J. ABRAMO	1.01	101
11/20/11	JOHN J. ABRAMO	1.02	101
11/20/11	JOHN J. ABRAMO	1.03	101
11/20/11	JOHN J. ABRAMO	1.04	101
11/20/11	JOHN J. ABRAMO	1.05	101
11/20/11	JOHN J. ABRAMO	1.06	101
11/20/11	JOHN J. ABRAMO	1.07	101
11/20/11	JOHN J. ABRAMO	1.08	101
11/20/11	JOHN J. ABRAMO	1.09	101
11/20/11	JOHN J. ABRAMO	1.10	101
11/20/11	JOHN J. ABRAMO	1.11	101
11/20/11	JOHN J. ABRAMO	1.12	101
11/20/11	JOHN J. ABRAMO	1.13	101
11/20/11	JOHN J. ABRAMO	1.14	101
11/20/11	JOHN J. ABRAMO	1.15	101
11/20/11	JOHN J. ABRAMO	1.16	101
11/20/11	JOHN J. ABRAMO	1.17	101
11/20/11	JOHN J. ABRAMO	1.18	101
11/20/11	JOHN J. ABRAMO	1.19	101
11/20/11	JOHN J. ABRAMO	1.20	101

SEE SHEET 95

AM - CDP4242727200

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

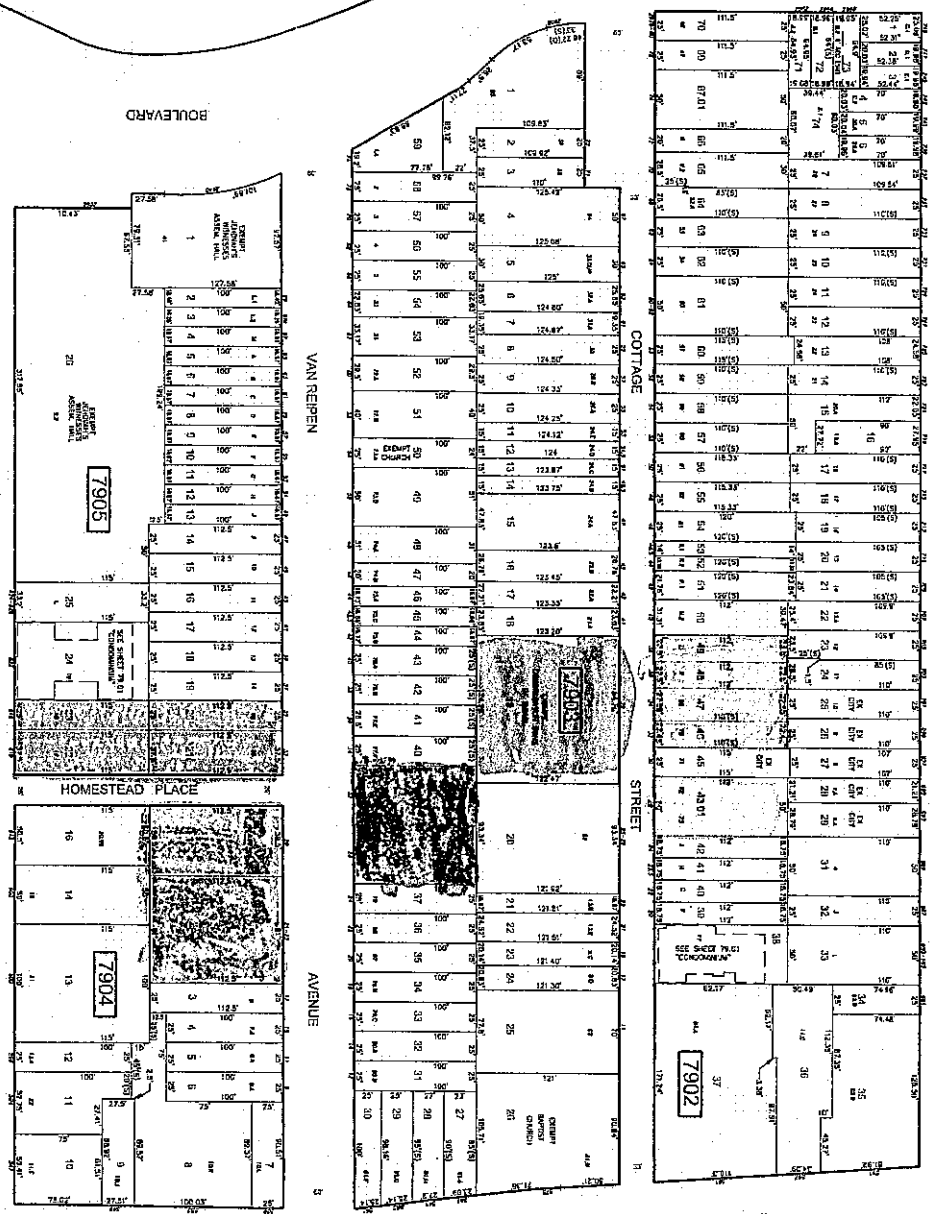
**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1"=1/2"  
AUGUST 2008  
RICHARD A. MORALLE, P.E., P.L.S.  
T.A.M. ASSOCIATES  
NEW JERSEY 07748  
11 TINDAL ROAD  
NEW JERSEY 07748

CENTRAL AVENUE

AVENUE

PANCONIA

BOULEVARD





**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
CHANGE ORDERS #3, #4 AND #5 WITH ML, INC. FOR VARIOUS  
SITE IMPROVEMENTS AT BLOCK 18901, LOT 1.01,  
COMMONLY KNOWN AS BERRY LANE PARK (PAVILION),  
WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

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

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

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

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

**WHEREAS**, by Resolution No. 20-07-12 and Resolution No. 20-07-13, both adopted July 21, 2020, the Agency previously approved Change Order #1 for pavement improvement services in the amount of \$11,029.20 and Change Order #2 for light post relocation services in the amount of \$3,411.54, thereby increasing the total Contract amount to \$2,908,440.74; and

**WHEREAS**, certain additional improvements are needed to complete construction of the pavilion, to pass inspection and address certain repair and maintenance issues at the Property; and

**WHEREAS**, the Company submitted a Proposed Change Order (#19) dated September 30, 2020 ("**Change Order #3**"), which will include the installation of two new doors, including without limitation the purchase of necessary material in addition to painting and clean-up, for an amount of \$5,132.40; and

**WHEREAS**, the Company submitted a Proposed Change Order (#20) dated October 15, 2020 ("**Change Order #4**"), which will include the installation roof railings, vertical grab bars and the presence of additional room signs to address the concerns of a recent building inspection for an amount of \$6,071.52; and

**WHEREAS**, the Company submitted a Proposed Change Order (#21) dated October 15, 2020 ("**Change Order #5**"), which will include the material and installation of an additional roof drain and all related piping, fittings, and hangers, including without limitation making a new roof penetration and core, in addition to repairing roofing at new penetration, wall patching, painting and clean up, for an amount of \$6,796.61; and

**WHEREAS**, the Agency wishes to authorize Change Order #3, Change Order #4 and Change Order #5, thereby increasing the Contract amount 10% by \$18,000.59, for a new total Contract amount not to exceed \$2,926,441.33; and

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

**WHEREAS**, the Agency hereby 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 recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** Change Order #3, Change Order #4 and Change Order #5 are hereby approved, for a new total Contract amount not to exceed \$2,926,441.33.

**Section 3.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver Change Order #3, Change Order #4 and Change Order #5, together with any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

**Section 4.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions necessary to effectuate this resolution, 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 November 10, 2020.**



Diana H. Jeffrey, Secretary

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

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

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

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

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

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

**WHEREAS**, on June 16, 2020, by Resolution No. 20-06-14, the JCRA designated Redeveloper as redeveloper for the development of the Property for a period of one hundred and twenty (120) days ending on October 8, 2020, which date could be extended for an additional thirty (30) days in the sole discretion of the Executive Director of the JCRA; and

**WHEREAS**, in order to allow the JCRA and Redeveloper to complete negotiations and enter into a Redevelopment Agreement for the Project, the JCRA wishes to grant a first extension of the Redeveloper's designation as redeveloper of the Property for a period of one hundred and twenty (120) days, which date could be extended for an additional thirty (30) days in the sole discretion of the Executive Director of the JCRA.

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

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

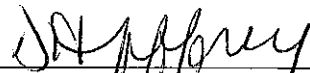
**Section 2.** The designation of the Redeveloper is hereby extended for a period of one hundred and twenty (120) days expiring on March 7, 2021 to allow the JCRA and the Redeveloper to complete negotiations and enter into a Redevelopment Agreement for the redevelopment of the Property. This expiration date may be extended another thirty (30) days, if necessary, in the sole discretion of the JCRA's Executive Director.

**Section 3.** If the JCRA and the Redeveloper have not executed a mutually acceptable Redevelopment Agreement in accordance with the time periods set forth in Paragraph 2 of this Resolution, the designation of Redeveloper as redeveloper of the Property shall automatically expire without any need for any further action of the JCRA's Board.

**Section 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.

**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 November 10, 2020.**



Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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 CP WEST CAMPUS IV, LLC AS REDEVELOPER OF A PORTION OF PROPERTY IDENTIFIED AS BLOCK 21902.02, LOTS 1.01, 1.02 AND 1.03 (A/K/A BLOCK 4) BOUNDED BY STREETS TO BE CREATED IN THE NJCU WEST CAMPUS REDEVELOPMENT AREA**

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

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

**WHEREAS**, on February 18, 2020, the Jersey City Redevelopment Agency (the “**Agency**”) adopted Resolution No. 20-02-22 conditionally designating the Redeveloper as redeveloper of the Property, which designation was extended by Resolution 20-08-13 on August 18, 2020 to October 31, 2020, with a thirty (30) day discretionary extension which extension was granted; and

**WHEREAS**, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until March 31, 2021, 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:

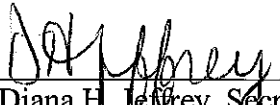
**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until March 31, 2021, 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 November 10, 2020.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<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			
NO.	DATE	BY	REVISION
1	01/11/01	J. MORRIS	INITIALS
2	01/11/01	J. MORRIS	INITIALS
3	01/11/01	J. MORRIS	INITIALS
4	01/11/01	J. MORRIS	INITIALS
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100	01/11/01	J. MORRIS	INITIALS

SEE SHEET 220

Site

SEE SHEET 221

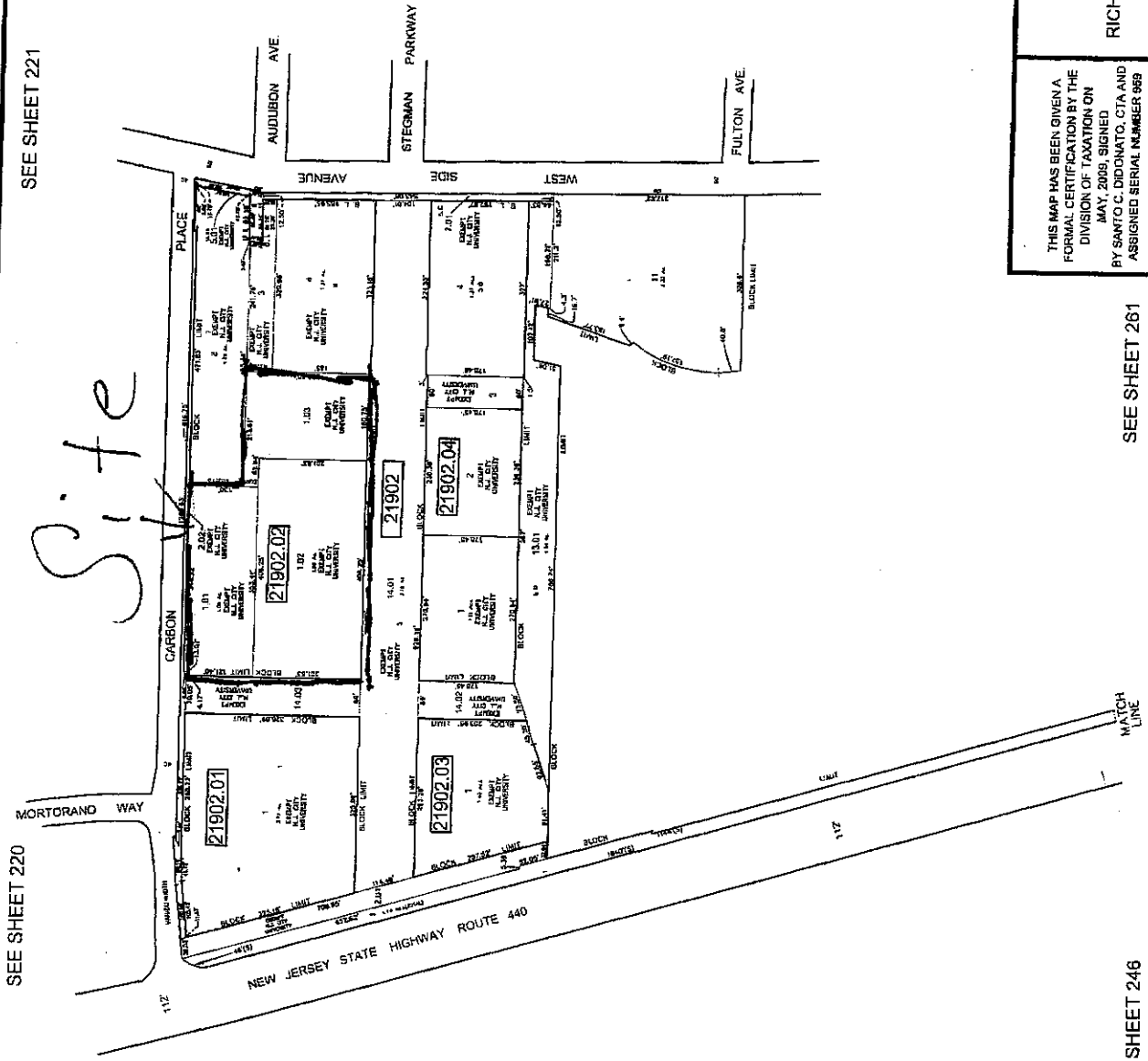


SEE SHEET 217

SEE SHEET 228

SEE SHEET 238

SEE SHEET 247



SEE SHEET 246

SEE SHEET 261

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

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

THIS MAP WAS PREPARED USING COMPUTER AIDED  
DRAWING TECHNIQUES AND DOES NOT REPRESENT  
THE ACTUAL FIELD CONDITIONS

4011 - COMP/02/02/2008



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT  
WITH ENGENUITY INFRASTRUCTURE, LLC FOR  
ENGINEERING SERVICES AT CERTAIN PROPERTIES  
IDENTIFIED AS BLOCK 25001, LOT 66, COMMONLY KNOWN  
AS 204 STEGMAN STREET, BLOCK 25001, LOT 68.01  
COMMONLY KNOWN AS 174-178 MARTIN LUTHER KING JR.  
DRIVE, AND BLOCK 26406, LOT 16, COMMONLY KNOWN AS  
53 MARTIN LUTHER KING JR. DRIVE, LOCATED IN THE  
JACKSON HILL REDEVELOPMENT AREA**

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 from time to time engineering services for Agency-owned property; and

WHEREAS, the Agency owns certain properties identified on the City's tax maps as Block 25001, Lot 66, commonly known as 204 Stegman Street, Block 25001, Lot 68.01, commonly known as 174-178 Martin Luther King Jr. Drive, and Block 26406, Lot 16, commonly known as 53 Martin Luther King Jr. Drive, all located within the Jackson Hill Redevelopment Area (collectively, the "Properties"); and

WHEREAS, the Agency desires to obtain a boundary survey (with property markers) of each of the Properties to determine the precise boundaries of the Properties and to assist in determining whether fencing improvements are needed around the perimeter of the Properties; and

WHEREAS, the Agency received proposals from Engenuity Infrastructure, LLC ("Engenuity"), on file with the Agency (the "Proposals") to perform a boundary survey of each of the Properties (the "Survey Services"); and

WHEREAS, the Agency has reviewed the Proposals and finds the tasks and effort outlined reasonable, and the price fair and equitable; and

WHEREAS, the Agency wishes to enter into a contract with Engenuity to perform the Survey Services (the "Contract") for an amount not to exceed \$12,825, payable in accordance with the rates set forth in the Proposals; and

WHEREAS, on August 18, 2020, by Resolution No. 20-08-1, the Agency qualified Engenuity to perform professional engineering services in all project areas; and

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

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

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

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

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


**Section 2.** The Board of Commissioners hereby authorizes the award of a contract for Survey Services to Engenuity Infrastructure, LLC, payable in accordance with the Proposals, for a total amount not to exceed \$12,825, subject to the terms and conditions of 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 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 of November 10, 2020.**

  
Diana H. Jeffrey, Secretary

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



## ENGENUITY

INFRASTRUCTURE

Surveying Services for  
174 MLK Drive, Block 25001, Lot 68.01 & 204 Stegman St., Block 25001, Lot 66

November 5, 2020

ATTN: Phillip A. Orphanidis, Real Estate Officer  
Jersey City Redevelopment Agency  
66 York Street, 3rd Floor  
Jersey City, New Jersey 07302

Sent via email to: [philo@icnj.org](mailto:philo@icnj.org)

**RE: Boundary Survey for 174 MLK Drive, Block 25001, Lot 68.01 & 204 Stegman St., Block 25001, Lot 66**

Dear Mr. Phillip A. Orphanidis:

ENGenuity is pleased to provide this proposal for Surveying Services for 174 MLK Drive, Block 25001, Lot 68.01 and 204 Stegman St., Block 25001, Lot 66. A full outline of our qualifications with resumes was submitted as part of the annual Qualification package with the JCRA.

### PROJECT DESCRIPTION

ENGenuity will complete a boundary survey, and property corner stakeout for 174 MLK Drive, Block 25001, Lot 68.01 and 204 Stegman St., Block 25001, Lot 66 Jersey City, New Jersey.

The Boundary Survey will be prepared in accordance with documents to be supplied by the client. This may include but is not limited to deeds, previous surveys and maps and title commitments. ENGenuity will perform some supplemental research including adjoining property deeds as part of this scope. It is strongly suggested that the client provide ENGenuity with a title commitment or abstract for use in preparing the survey. A title commitment will identify easements and restrictions on the property that may exist in the public record and identify issues that may affect the title and use of the property.

It is understood that some minor discrepancies or differences in the record deed information may exist and be resolved as part of this survey. Should there be significant title issues or ambiguities, ENGenuity will not resolve those issues as part of this proposal. ENGenuity will notify you and map and report the differences for your consideration.

The survey will depict significant improvements in the area including, but not limited to, buildings, walls, fences, steps, parking lot striping, sign locations, sidewalks, curbs including depressed curbs, and bollards. Individual trees will not be located and mapped as part of this scope. Edges of landscaped areas and wooded areas will be mapped. It is not anticipated by this proposal that individual landscape features or individual trees inside wooded areas will be surveyed.

The property corner stakeout will include the stakeout in the field of property corners. A rebar, 5/8 inch in diameter, 18 inches in length, or another permanent marker will be set at each corner location not

previously marked. [In the State of New Jersey, not performing this section constituted a waiver of setting corner markers under P. L. 2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d)]. It should be noted that we foresee the following number of corners per property:

- For 204 Stegman 8 property corners total cost \$1560 (\$195/corner)
- For 174 MLK Drive 4 property corners total cost \$780 (195/corner)

Prior to field mobilization, it is assumed that the client will confirm there will be full site access during the entire time field crew is on site. We will set twelve (12) property corners as part of this scope. We can survey immediately upon authorization, and you would have the deliverable in 2-3 weeks to allow time for weather and title.

#### **COST PROPOSAL**

Boundary Survey 174 MLK Drive, Block 25001, Lot 68.01	\$3,110
Four (4) property corners for 174 MLK Drive	\$780 (195/corner)
Boundary Survey 204 Stegman St., Block 25001, Lot 66	\$3,155
Eight (8) property corners for 204 Stegman St	\$1,560 (195/corner)
<u>Coordination for questions with fence Contractor/Agency</u>	<u>\$400</u>
<b>TOTAL</b>	<b>\$9,005</b>

Deliverable: 6 Signed and Sealed Boundary Surveys.

Exclusions: This is for boundary survey only, no topographic survey is included; no title is included; no deed descriptions. If any of the above is needed, we can furnish same for an additional fee.

We thank you for the opportunity to submit this proposal. Should you have any questions or require any additional information, please do not hesitate to contact me at 732-741-3176.

Sincerely,



Jaclyn J. Flor, PE, PP, CME  
ENGenuity Infrastructure  
President & CEO



# 1 | Einführung

The property corner stakeout will include the stakeout in the field of four (4) property corners. A rebar, 5/8 inch in diameter, 18 inches in length, or another permanent marker will be set at each corner location not previously marked. [In the State of New Jersey, not performing this section constituted a waiver of setting corner markers under P. L. 2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d)].

Prior to field mobilization, it is assumed that the client will confirm there will be full site access during the entire time field crew is on site. We will set twelve (4) property corners as part of this scope. We can survey immediately upon authorization, and you would have the deliverable in 3-4 weeks to allow time for weather and title.

#### **COST PROPOSAL**

Boundary Survey 53 M.L.K. Drive Block 26406, Lot 16,	\$2,640
Four (4) property corners for 53 M.L.K. Drive Block 26406, Lot 16,	\$780 (\$195/corner)
<u>Coordination for questions with fence Contractor/Agency</u>	<u>\$400</u>
<b>TOTAL</b>	<b>\$3,820</b>

Deliverable: 6 Signed and Sealed Boundary Surveys.

Exclusions: This is for boundary survey only; no topographic survey is included; no title is included; no deed descriptions. If any of the above is needed, we can furnish same for an additional fee.

We thank you for the opportunity to submit this proposal. Should you have any questions or require any additional information, please do not hesitate to contact me at 732-741-3176.

Sincerely,



Jaclyn J. Flor, PE, PP, CME  
ENGenuity Infrastructure  
President & CEO

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE PERSONNEL LIST AS OF NOVEMBER  
10, 2020**

**WHEREAS,** the Board of Commissioners of the Jersey City  
Redevelopment Agency have received copies of the Personnel List as of November  
10, 2020

**NOW, THEREFORE, BE IT RESOLVED** by the Board of  
Commissioners of the Jersey City Redevelopment Agency that the Personnel List  
as of November 10, 2020 be approved as presented.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of  
Commissioners adopted at their Meeting dated November 10, 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 APPROVING THE  
ACCOUNTS/INVOICES PAYABLE LIST AS OF  
NOVEMBER 10, 2020**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of November 10, 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 November 10, 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 November 10, 2020

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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
9 MYRTLE AVENUE PARTNERS LLC								
9 MYRTLE AVENUE PARTNERS LL	10/27/2020	10/27/2020	ESCROW	RETURN OF ESCROW	\$12,255.42	\$0.00		\$12,255.42
				Totals for 9 MYRTLE AVENUE PARTNERS LLC:	\$12,255.42	\$0.00		\$12,255.42
				GRAND TOTALS:	\$12,255.42	\$0.00		\$12,255.42

# 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 (10/27/2020)  
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
<b>66 YORK STREET, LLC</b>								
66 YORK STREET, LLC	11/10/2020	11/1/2020	December 2020	Electric Utility Payment - 66 York St	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	11/10/2020	11/1/2020	December 2020	Operating Expenses - 66 York St	\$273.94	\$0.00		\$273.94
66 YORK STREET, LLC	11/10/2020	11/1/2020	December 2020	Office Rent - 66 York St	\$10,027.54	\$0.00		\$10,027.54
				<b>Totals for 66 YORK STREET, LLC:</b>	<b>\$10,950.00</b>	<b>\$0.00</b>		<b>\$10,950.00</b>
<b>AFLAC</b>								
AFLAC	11/10/2020	11/1/2020	December 2020	Employee Deductions per Payroll	\$1,006.20	\$0.00		\$1,006.20
				<b>Totals for AFLAC:</b>	<b>\$1,006.20</b>	<b>\$0.00</b>		<b>\$1,006.20</b>
<b>Apruzzese, McDermott, Mastro &amp; Murphy</b>								
Apruzzese, McDermott, Mastro & Murphy	11/10/2020	10/14/2020	224211	Legal Services - Internal Employment	\$87.50	\$0.00		\$87.50
				<b>Totals for Apruzzese, McDermott, Mastro &amp; Murphy:</b>	<b>\$87.50</b>	<b>\$0.00</b>		<b>\$87.50</b>
<b>ARCHER &amp; GREINER, P.C.</b>								
ARCHER & GREINER, P.C.	11/10/2020	10/19/2020	4200974	Legal Services - LMD #13 Urban Renewal to I	\$30,683.19	\$0.00		\$30,683.19
				<b>Totals for ARCHER &amp; GREINER, P.C.:</b>	<b>\$30,683.19</b>	<b>\$0.00</b>		<b>\$30,683.19</b>
<b>BROWNFIELD REDEVELOPMENT SOLUTIONS</b>								
BROWNFIELD REDEVELOPMENT S	11/10/2020	10/15/2020	5010	Environmental Assessment- 408-420 Commut	\$175.00	\$0.00		\$175.00
BROWNFIELD REDEVELOPMENT S	11/10/2020	10/15/2020	4970	Oversight & Mgmt Services for EPA Multipla	\$300.00	\$0.00		\$300.00
BROWNFIELD REDEVELOPMENT S	11/10/2020	10/20/2020	4971	Morris Canal-Greenway Implementation Plan	\$4,150.00	\$0.00		\$4,150.00
BROWNFIELD REDEVELOPMENT S	11/10/2020	10/20/2020	4972	Oversight & Mgmt Services for EPA Petro. A	\$410.00	\$0.00		\$410.00
BROWNFIELD REDEVELOPMENT S	11/10/2020	10/15/2020	4973	Environmental Support Services for Grand Je	\$1,090.00	\$0.00		\$1,090.00
BROWNFIELD REDEVELOPMENT S	11/10/2020	10/15/2020	4974	Oversight & Mgmt Services for EPA Haz. Su	\$692.00	\$0.00		\$692.00
				<b>Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:</b>	<b>\$6,817.00</b>	<b>\$0.00</b>		<b>\$6,817.00</b>
<b>CME ASSOCIATES</b>								
CME ASSOCIATES	11/10/2020	10/16/2020	0268677	Engineering Services - Berry Lane Park - Pavi	\$25,320.90	\$0.00		\$25,320.90
CME ASSOCIATES	11/10/2020	10/16/2020	0268678	Engineering Services - Berry Lane Park - Skat	\$323.00	\$0.00		\$323.00
CME ASSOCIATES	11/10/2020	10/20/2020	0269719	Engineering Services - Berry Lane Park - Skat	\$772.00	\$0.00		\$772.00
				<b>Totals for CME ASSOCIATES:</b>	<b>\$26,415.90</b>	<b>\$0.00</b>		<b>\$26,415.90</b>
<b>CRYSTAL POINT CONDOMINIUM ASSOC.</b>								
CRYSTAL POINT CONDOMINIUM A	11/10/2020	11/1/2020	December 2020	Maintenance Fee	\$154.04	\$0.00		\$154.04
				<b>Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:</b>	<b>\$154.04</b>	<b>\$0.00</b>		<b>\$154.04</b>
<b>DIANA JEFFREY</b>								
DIANA JEFFREY	11/10/2020	10/24/2020	Reimbursement	Dental Reimbursement - Dependent	\$230.40	\$0.00		\$230.40
DIANA JEFFREY	11/10/2020	10/29/2020	Reimbursement	Dental Reimbursement	\$145.00	\$0.00		\$145.00
DIANA JEFFREY	11/10/2020	10/24/2020	Reimbursement	Dental Reimbursement - Dependent	\$280.00	\$0.00		\$280.00
				<b>Totals for DIANA JEFFREY:</b>	<b>\$655.40</b>	<b>\$0.00</b>		<b>\$655.40</b>
<b>DRESDNER ROBIN ENVIRON MGMT</b>								
DRESDNER ROBIN ENVIRON MGMT	11/10/2020	10/22/2020	16709	Professional Environmental Services- Berry L	\$1,928.36	\$0.00		\$1,928.36
DRESDNER ROBIN ENVIRON MGMT	11/10/2020	10/22/2020	16710	Professional Environmental Services- Berry L	\$7,284.53	\$0.00		\$7,284.53

## Jersey City Redevelopment Agency

## Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
DRESDNER ROBIN ENVIRON MGM	11/10/2020	10/19/2020	16699	Professional Environmental Services- Berry L	\$312.50	\$0.00		\$312.50
Totals for DRESDNER ROBIN ENVIRON MGM:					\$9,725.39	\$0.00		\$9,725.39
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	11/10/2020	11/5/2020	Reimbursement	Dental Reimbursement - Spouse	\$1,095.00	\$0.00		\$1,095.00
Totals for ELIZABETH VASQUEZ:					\$1,095.00	\$0.00		\$1,095.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	11/10/2020	10/26/2020	7-161-37392	Overnight Deliveries	\$65.06	\$0.00		\$65.06
FEDERAL EXPRESS	11/10/2020	11/2/2020	7-167-73290	Overnight Deliveries	\$158.26	\$0.00		\$158.26
Totals for FEDERAL EXPRESS:					\$223.32	\$0.00		\$223.32
FITCHBURG MUTUAL								
FITCHBURG MUTUAL	11/10/2020	10/9/2020	P041710789	Insurance Policy Statement for 66 York Street	\$696.15	\$0.00		\$696.15
Totals for FITCHBURG MUTUAL:					\$696.15	\$0.00		\$696.15
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	11/10/2020	10/29/2020	44823	Legal Services- APRA	\$3,097.50	\$0.00		\$3,097.50
GLUCK WALRATH LLP	11/10/2020	10/29/2020	44825	Legal Services- 92-94 Stegman Street	\$1,375.00	\$0.00		\$1,375.00
GLUCK WALRATH LLP	11/10/2020	10/29/2020	44826	Legal Services- 97-99 Dwight Street	\$1,127.50	\$0.00		\$1,127.50
GLUCK WALRATH LLP	11/10/2020	10/29/2020	44827	Legal Services- Cars Squared, LLC/306 Berg	\$89.70	\$0.00		\$89.70
GLUCK WALRATH LLP	11/10/2020	10/29/2020	44828	Legal Services- 9 Myrtle Avenue MDW	\$82.50	\$0.00		\$82.50
GLUCK WALRATH LLP	11/10/2020	10/29/2020	44829	Legal Services- 454 Palisade Av	\$275.00	\$0.00		\$275.00
GLUCK WALRATH LLP	11/10/2020	10/29/2020	44830	Legal Services- 337 Communipaw Av	\$157.50	\$0.00		\$157.50
GLUCK WALRATH LLP	11/10/2020	10/29/2020	44831	Legal Services- Salem-Lafayette	\$262.50	\$0.00		\$262.50
Totals for GLUCK WALRATH LLP:					\$6,467.20	\$0.00		\$6,467.20
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	11/10/2020	10/23/2020	80409	Recording Fee - 454 Palisade Avenue - RDA	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/10/2020	10/22/2020	80402	Recording Fee - 92-94 Stegman - RDA	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/10/2020	10/23/2020	80392	Recording Fee - 97-99 Dwight - RDA	\$33.00	\$0.00		\$33.00
Totals for HUDSON COUNTY REGISTER:					\$99.00	\$0.00		\$99.00
INSTITUTE FOR PROFESSIONAL DEVELOPMENT (IPD)								
INSTITUTE FOR PROFESSIONAL DE	11/10/2020	10/14/2020	263	Webinar - OPRA	\$150.00	\$0.00		\$150.00
Totals for INSTITUTE FOR PROFESSIONAL DEVELOPMENT (IPD):					\$150.00	\$0.00		\$150.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORI	11/10/2020	10/19/2020	30308307348913	Water & Sewer - 25 Journal Sq (F/L)- 303083	\$180.11	\$0.00		\$180.11
JC MUNICIPAL UTILITIES AUTHORI	11/10/2020	10/27/2020	30309320562951	Water & Sewer - 25 Journal Sq (F/L)- 303093	\$221.34	\$0.00		\$221.34
JC MUNICIPAL UTILITIES AUTHORI	11/10/2020	10/15/2020	30306348540000	Water & Sewer - 665 Ocean Avenue - 303063	\$128.99	\$0.00		\$128.99
JC MUNICIPAL UTILITIES AUTHORI	11/10/2020	10/15/2020	30302233340000	Water & Sewer - 36-44 Aethia- 303022333400	\$9.18	\$0.00		\$9.18
Totals for JC MUNICIPAL UTILITIES AUTHORITY:					\$339.62	\$0.00		\$339.62
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	11/10/2020	9/3/2020	17678	Legal Services - JCRA v. Crazy Greek	\$595.00	\$0.00		\$595.00

# 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
<b>LABRON COLLINS</b>								
LABRON COLLINS	11/10/2020	11/1/2020	Reimbursement	Dental Reimbursement	\$152.50	\$0.00		\$152.50
<b>Totals for LABRON COLLINS:</b>					<u>\$152.50</u>	<u>\$0.00</u>		<u>\$152.50</u>
<b>LM PLAZA 4A PARKING LLC</b>								
LM PLAZA 4A PARKING LLC	11/10/2020	11/1/2020	December	Monthly Rent - Monthly No. 1707	\$3,730.48	\$0.00		\$3,730.48
<b>Totals for LM PLAZA 4A PARKING LLC:</b>					<u>\$3,730.48</u>	<u>\$0.00</u>		<u>\$3,730.48</u>
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAU	11/10/2020	9/28/2020	175585	Legal Services- General Counsel Matter	\$15,084.84	\$0.00		\$15,084.84
MCMANIMON, SCOTLAND & BAU	11/10/2020	9/28/2020	175524	Legal Services- General Counsel Matter	\$12,534.64	\$0.00		\$12,534.64
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/22/2020	175684	Legal Services - Loew's Theater	\$11,369.50	\$0.00		\$11,369.50
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175685	Legal Services- Berry Lane Park	\$6,160.00	\$0.00		\$6,160.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175686	Legal Services - 125 Monitor Street	\$5,580.00	\$0.00		\$5,580.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175687	Legal Services - Jersey Ave - Statco	\$1,953.00	\$0.00		\$1,953.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175689	Legal Services- Brandywine	\$2,047.50	\$0.00		\$2,047.50
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175690	Legal Services- Tonnelle Avenue / Daylight T	\$2,387.00	\$0.00		\$2,387.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175691	Legal Services - Nantard-Homestead	\$8,556.00	\$0.00		\$8,556.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175692	Legal Services - Hampshire	\$4,991.00	\$0.00		\$4,991.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175693	Legal Services - One Journal Square/Kushner I	\$12,495.00	\$0.00		\$12,495.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175694	Legal Services - Newark Avenue	\$2,152.50	\$0.00		\$2,152.50
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175695	Legal Services - General Counsel	\$11,250.00	\$0.00		\$11,250.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175696	Legal Services - 8 Erie St Litigation	\$3,465.00	\$0.00		\$3,465.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175697	Legal Services - 168 Sip Avenue / Interstate	\$4,898.00	\$0.00		\$4,898.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175699	Bayfront - Pennrose/Omni	\$9,145.00	\$0.00		\$9,145.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175700	Bayfront - BRP Development	\$4,650.00	\$0.00		\$4,650.00
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175703	Legal Services - 305-315 West Side Ave	\$2,412.50	\$0.00		\$2,412.50
<b>Totals for MCMANIMON, SCOTLAND &amp; BAUMANN, LLC:</b>					<u>\$121,131.48</u>	<u>\$0.00</u>		<u>\$121,131.48</u>
<b>METLIFE</b>								
METLIFE	11/10/2020	11/1/2020	December 2020	Deferred Salary Per Pay Period Ending	\$450.00	\$0.00		\$450.00
METLIFE	11/10/2020	11/1/2020	December 2020	Deferred Salary Per Pay Period Ending	\$450.00	\$0.00		\$450.00
<b>Totals for METLIFE:</b>					<u>\$900.00</u>	<u>\$0.00</u>		<u>\$900.00</u>
<b>ML, INC.</b>								
ML, INC.	11/10/2020	10/28/2020	12	Berry Lane Park/Phave VI- Pavillion & Site I	\$19,674.77	\$0.00		\$19,674.77
<b>Totals for ML, INC.:</b>					<u>\$19,674.77</u>	<u>\$0.00</u>		<u>\$19,674.77</u>
<b>MOISHE'S MOVING SYSTEMS</b>								
MOISHE'S MOVING SYSTEMS	11/10/2020	11/1/2020	December	Storage at Day St - Rent	\$700.00	\$0.00		\$700.00
<b>Totals for MOISHE'S MOVING SYSTEMS:</b>					<u>\$700.00</u>	<u>\$0.00</u>		<u>\$700.00</u>
<b>Nay's Cleaning Company LLC</b>								
Nay's Cleaning Company LLC	11/10/2020	10/18/2020	0024	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00

# 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
Ney's Cleaning Company LLC	11/10/2020	10/25/2020	0025	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Ney's Cleaning Company LLC	11/10/2020	11/1/2020	0026	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Totals for Ney's Cleaning Company LLC:					\$4,050.00	\$0.00		\$4,050.00
<b>NW FINANCIAL GROUP, LLC</b>								
NW FINANCIAL GROUP, LLC	11/10/2020	8/31/2020	27163	Financial Advisory Services - Coles Street	\$575.00	\$0.00		\$575.00
Totals for NW FINANCIAL GROUP, LLC:					\$575.00	\$0.00		\$575.00
<b>Peter Waldor &amp; Associates</b>								
Peter Waldor & Associates	11/10/2020	10/8/2020	25654	Insurance - 2 Second Street	\$1,493.35	\$0.00		\$1,493.35
Peter Waldor & Associates	11/10/2020	11/6/2020	25974	Insurance - 51 Cresent Avenue	\$4,582.75	\$0.00		\$4,582.75
Peter Waldor & Associates	11/10/2020	11/6/2020	25976	Insurance - 66 York Street	\$791.95	\$0.00		\$791.95
Peter Waldor & Associates	11/10/2020	9/3/2020	25335	Insurance - 888 Newark Avenue	\$263.90	\$0.00		\$263.90
Totals for Peter Waldor & Associates:					\$7,131.95	\$0.00		\$7,131.95
<b>PUBLIC SERVICE ELECTRIC &amp; GAS</b>								
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$26.70	\$0.00		\$26.70
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$62.93	\$0.00		\$62.93
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$103.55	\$0.00		\$103.55
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$424.75	\$0.00		\$424.75
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$92.81	\$0.00		\$92.81
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$56.61	\$0.00		\$56.61
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$22.09	\$0.00		\$22.09
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$51.19	\$0.00		\$51.19
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$57.46	\$0.00		\$57.46
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$29.56	\$0.00		\$29.56
PUBLIC SERVICE ELECTRIC & GAS	11/10/2020	10/29/2020	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$33.70	\$0.00		\$33.70
Totals for PUBLIC SERVICE ELECTRIC & GAS:					\$961.35	\$0.00		\$961.35
<b>Siliagy Contracting, LLC.</b>								
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-1	Lawn Maintenance & Trash Removal - 185 DW	\$165.00	\$0.00		\$165.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-2	Lawn Maintenance & Trash Removal - 97-99 E	\$220.00	\$0.00		\$220.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-3	Lawn Maintenance & Trash Removal - 92-94 S	\$175.00	\$0.00		\$175.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-4	Lawn Maintenance & Trash Removal - 199 St	\$185.00	\$0.00		\$185.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-5	Lawn Maintenance & Trash Removal - 204 St	\$265.00	\$0.00		\$265.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-6	Lawn Maintenance & Trash Removal - 284 MI	\$160.00	\$0.00		\$160.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-8	Lawn Maintenance & Trash Removal - 314 MI	\$155.00	\$0.00		\$155.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-9	Lawn Maintenance & Trash Removal - 326-3	\$240.00	\$0.00		\$240.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-10	Lawn Maintenance & Trash Removal - 408-4	\$275.00	\$0.00		\$275.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-15	Lawn Maintenance & Trash Removal - Manil	\$600.00	\$0.00		\$600.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-16	Lawn Maintenance & Trash Removal - 550 J	\$355.00	\$0.00		\$355.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-17	Lawn Maintenance & Trash Removal - 84 Sip	\$195.00	\$0.00		\$195.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-18	Lawn Maintenance & Trash Removal - 180 N	\$320.00	\$0.00		\$320.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-20	Lawn Maintenance & Trash Removal - 174-1	\$650.00	\$0.00		\$650.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-22	Lawn Maintenance & Trash Removal - 336-3	\$205.00	\$0.00		\$205.00
Siliagy Contracting, LLC.	11/10/2020	10/16/2020	8434-24	Lawn Maintenance & Trash Removal - Johns	\$760.00	\$0.00		\$760.00

# 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
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-25	Lawn Maintenance & Trash Removal - 574 C	\$120.00	\$0.00		\$120.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-27	Lawn Maintenance & Trash Removal- 91-93 F	\$490.00	\$0.00		\$490.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-7	Lawn Maintenance & Trash Removal- 292 MI	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-11	Lawn Maintenance & Trash Removal- 199 WC	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-12	Lawn Maintenance & Trash Removal- 405-4	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-13	Lawn Maintenance & Trash Removal- 665 Oc	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-14	Lawn Maintenance & Trash Removal - 51 Cr	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-19	Lawn Maintenance & Trash Removal - 80 Ba	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-21	Lawn Maintenance & Trash Removal - 34-36 F	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-23	Lawn Maintenance & Trash Removal - 1054 C	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	11/10/2020	10/16/2020	8434-26	Lawn Maintenance & Trash Removal - 558 C	\$275.00	\$0.00		\$275.00
Totals for Silagy Contracting, LLC.:					\$7,440.00	\$0.00		\$7,440.00
<b>TOSHIBA FINANCIAL SERVICES</b>								
TOSHIBA FINANCIAL SERVICES	11/10/2020	11/1/2020	December	Payment for Copier Lease	\$1,185.00	\$0.00		\$1,185.00
Totals for TOSHIBA FINANCIAL SERVICES:					\$1,185.00	\$0.00		\$1,185.00
<b>TREASURER - STATE OF NEW JERSEY</b>								
TREASURER - STATE OF NEW JER	11/10/2020	10/18/2020	201718550	Site Remediation Permit Fee - Droyers Pointe	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	11/10/2020	10/9/2020	201676550	Annual Site Remediation - 36-44 Actua	\$9,625.00	\$0.00		\$9,625.00
TREASURER - STATE OF NEW JER	11/10/2020	10/11/2020	201677000	Annual Site Remediation - Halladay and Car	\$1,750.00	\$0.00		\$1,750.00
Totals for TREASURER - STATE OF NEW JERSEY:					\$11,925.00	\$0.00		\$11,925.00
<b>VERIZON</b>								
VERIZON	11/10/2020	10/23/2020	9865639801	Agency Cellphones	\$355.60	\$0.00		\$355.60
Totals for VERIZON:					\$355.60	\$0.00		\$355.60
<b>W. B. MASON CO., INC.</b>								
W. B. MASON CO., INC.	11/10/2020	10/30/2020	215117372	Office Supplies	\$38.56	\$0.00		\$38.56
Totals for W. B. MASON CO., INC.:					\$38.56	\$0.00		\$38.56
<b>XEROX CORPORATION</b>								
XEROX CORPORATION	11/10/2020	11/1/2020	December 2020	Meter Usage / Printer	\$191.27	\$0.00		\$191.27
Totals for XEROX CORPORATION:					\$191.27	\$0.00		\$191.27
<b>GRAND TOTALS:</b>					\$276,502.87	\$0.00		\$276,502.87

## 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 (11/10/2020)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Provident Checking

Include all Invoice Attributes

Include all Vendor Attributes



# Jersey City Redevelopment Agency

## Cash Requirements Report

### INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	11/10/2020	10/22/2020	4975	Bayfront Sustainability - Progress Report	\$7,952.50	\$0.00		\$7,952.50
			Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:		\$7,952.50	\$0.00		\$7,952.50
CME ASSOCIATES								
CME ASSOCIATES	11/10/2020	10/16/2020	0268815	Engineering Services - Bayfront I Redevelopm	\$18,853.75	\$0.00		\$18,853.75
CME ASSOCIATES	11/10/2020	10/29/2020	0269731	Engineering Services - Bayfront I Redevelopm	\$14,468.75	\$0.00		\$14,468.75
			Totals for CME ASSOCIATES:		\$33,322.50	\$0.00		\$33,322.50
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	11/10/2020	10/21/2020	175688	Legal Services - Bayfront/Honeywell	\$6,277.00	\$0.00		\$6,277.00
			Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:		\$6,277.00	\$0.00		\$6,277.00
GRAND TOTALS:					\$47,552.00	\$0.00		\$47,552.00

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

Report name: Invoice Due Today-INVESTORS  
Show invoices open as of today  
Do not include invoices scheduled to be generated  
Calculate discounts as of today  
Include all invoice dates  
Include all post dates  
Include these due dates: Tomorrow (11/10/2020)  
Include all Post Statuses  
Include all Invoices  
Include all Vendors  
Include these Banks: Investors - Bayfront  
Include all Invoice Attributes  
Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 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**") with a mixed-use building containing: two ground floor commercial spaces totaling approximately 9,000 square feet; 110 residential units, including ten affordable units subject to affordability controls consistent with the present Redevelopment Plan and in accordance with the City Office of Affordable Housing; 79 parking spaces; and certain other onsite and offsite improvements (the "**Project**"); and

**WHEREAS**, it is in the Agency's best interests to enter into a redevelopment agreement (the "**Redevelopment Agreement**") with the Redeveloper for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the construction of the Project upon the Property, all in accordance with any planning approvals, the Redevelopment Plan, applicable law and the terms and conditions of the Redevelopment Agreement hereinafter set forth,

**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 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, and any and all other documents necessary to effectuate this Resolution, all in consultation with counsel.

**Section 3.** The Chairman, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate this Resolution.

**Section 4.** 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 November 10, 2020.**

  
Diana H. Jeffrey, Secretary

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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	✓			