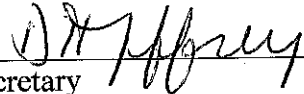


**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR REMOTE PUBLIC
MEETING OF NOVEMBER 15, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency has 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 December 15, 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
MINUTES OF EXECUTIVE SESSION OF THE
REGULAR REMOTE PUBLIC MEETING
NOVEMBER 10, 2020**

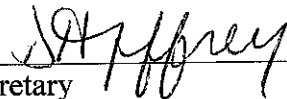
WHEREAS, the Board of Commissioners approved going into closed session at their meeting of November 10, 2020; and

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 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 at their meeting dated December 15, 2020

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

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law the Agency desires to issue a Request for Proposals for procurement of environmental grant support services in connection with establishing Brownfield redevelopment programs throughout the City and obtaining and administering grants to support such programs; and

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

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

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

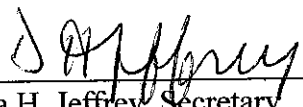
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Pursuant to *N.J.S.A. 40A:11-4.1 et seq.*, the use of competitive contracting is hereby authorized for procuring and awarding a contract for the provision of environmental grant and support services in all project areas for a term not to exceed five (5) years.

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

Section 4. This resolution shall take effect immediately.

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 December 15, 2020.


Diana H. Jeffrey, Secretary

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

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

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

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

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

WHEREAS, the Agency and BRS entered into that certain Extraordinary Unspecifiable Services Contract No. 19-12-EV1 dated January 1, 2020 to perform the Services, as amended by that certain First Amendment to Contract No. 19-12-EV1 dated June 17, 2020 (together, the "**Contract**") for a total amount not to exceed \$91,000.00; and

WHEREAS, the term of the Contract is set to expire on December 31, 2020; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-15*, the Agency desires to extend the term of the Contract, which is necessary for the efficient operation of the Agency, on a month-to-month basis for a term of no more than three (3) months, while the Agency commences rebidding for the Services pursuant to the competitive contracting procedures set forth in *N.J.S.A. 40A:11-4.1 et seq.*; and

WHEREAS, BRS submitted an updated proposal on December 7, 2020 (the "**Updated Proposal**") to continue performing the Services for a three (3) month term for an amount not to exceed Twenty-Two Thousand Five Hundred Dollars (\$22,500.00), for a total combined amount not to exceed One Hundred Thirteen Thousand Five Hundred Dollars (\$113,500.00); and

WHEREAS, the Agency desires to memorialize same in a second amendment to the Contract; and

WHEREAS, the Agency hereby certifies that funds are available in connection with the extension and amendment of the Contract,

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

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

Section 2. The Board of Commissioners hereby authorizes the extension contract 19-12-EV1 with BRS, on a month-to-month basis, for an additional amount not to exceed Twenty-Two Thousand Five Hundred Dollars (\$22,500.00) and for a term of no more than three (3) months, such that the Contract shall expire either upon execution of a new contract for environmental grant and support services awarded pursuant to the use of competitive contracting procedures, or on March 31, 2021, whichever is earlier.

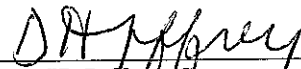
Section 3. Except as authorized herein, all other terms and conditions of the Contract shall remain the same and in full force and effect, including but not limited to the previously authorized not-to-exceed amount.

Section 4. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver a second amendment to the Contract, together with such additions, deletions and/or modifications as deemed necessary in consultation with counsel.

Section 5. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver all other documents necessary and to undertake all actions necessary to effectuate the extension of the Contract and this Resolution.

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 December 15, 2020.


Diana H. Jeffrey, Secretary

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



November 30, 2020

Ms. Diana Jeffrey
Executive Director
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, New Jersey 07302

**RE: GRANT MANAGEMENT AND SUPPORT PROFESSIONAL ENVIRONMENTAL SERVICES PROPOSAL
2020/2021**

Dear Ms. Jeffrey:

Brownfield Redevelopment Solutions, Inc (BRS) is pleased to submit this proposal to the Jersey City Redevelopment Agency's (JCRA) for continuation of grant/project management and support services.

BRS is a certified WBE and SBE consulting firm headquartered in Medford, New Jersey. BRS specializes in assisting public entities like the JCRA with establishing sustainable brownfield redevelopment programs, and obtaining and administering grants that support their redevelopment programs.

We have a well-deserved reputation for finding creative solutions for the multitude of community, regulatory, and funding issues that often plague public sector initiatives. In fact, BRS has secured over \$120 million in EPA, USDOT/HUD, and state grants for the JCRA.

The following summarizes the anticipated work assignments:

1. EPA Assessment Grant Management: Hazardous Substances
2. EPA Assessment Grant Management: Petroleum
3. EPA Grant Management: Revolving Loan Fund
4. EPA Grant Management: Morris Canal Multipurpose Grant
5. EPA Grant Management: Mill Creek Cleanup Grant
6. EPA Grant and Other Application Preparation
7. EPA Cooperative Agreement Preparation
8. Project Support: Grand Jersey
9. Other environmental and brownfield support activities as mutually agreed upon.

Scope of services includes:

- A. Grant Management to ensure compliance with funder programmatic requirements to include:

- Comply with EPA reporting requirements by preparing submission ready quarterly reports, grant drawdown requests, site specific reporting into EPA's ACRES database, MBE/WBE utilization reports, and others as necessary.
 - Assist with eligibility determinations.
 - Assist with preparation and submission of EPA grant drawdown requests (at no charge).
 - Comply with EPA technical document requirements by preparing site specific Analysis of Brownfield Cleanup Alternatives and Decision Memo documents.
- B. Community Outreach tasks to include:
- Develop outreach materials.
 - Attend stakeholder meetings.
 - Develop Community Involvement Plans.
- C. On-Scene Coordination and Owner Representation to ensure and confirm cleanups are protective, compliant with regulatory approvals, including the following services:
- Preparation and attendance at project Kick Off Meeting.
 - Contract management and contractor oversight for JCRA-contracted firms.
 - Coordination with Site Developer and oversight of Developer-contracted firms.
 - Review of remediation related project permits, deliverables and regulatory submittals.
 - Review and approval of remediated related project applications for payment.
 - Site inspections during periods of active field work and attendance at project meetings.
- D. Compliance oversight of Federal (Davis-Bacon) and New Jersey prevailing wage and labor standard requirements, including:
- On-site confirmation of work force and completion of required Davis-Bacon interviews with site workers (as required).
 - Review and approval of weekly certified payroll reports.
 - Conduct violation investigations and provide oversight of enforcement actions, as necessary.
- E. Support the JCRA RLF program, including:
- Provide fund management assistance with loan applications, loan agreement development, and related processes.
 - Coordinate with borrowers/sub-grantees to make sure their project is going smoothly and connect them to additional resources and technical assistance as necessary to ensure the project is fully funded and ultimately successful.
- F. Serve as a liaison between the USEPA, NJDEP and various other Federal, State and local agencies as necessary to further the JCRA's brownfield redevelopment objectives;
- G. Develop Request for Proposal Documents and /or bid specifications to assist with procurement needs;



- H. Provide environmental assessment and reporting services;
- I. Provide planning services; and
- J. Other support related activities as mutually agreed upon.

Costs for these services are proposed for \$90,000 using the following work assignments and BRS fee schedules. Work assignment amounts are based on historical utilization rates on prior contracts of a similar nature.

Work Assignment Estimates

Work Assignment	Work Assignment Amount
Hazardous Substances Assessment Grant	\$ 10,000
Petroleum Assessment Grant	\$ 10,000
RLF Grant	\$ 10,000
Morris Canal Greenway Grant	\$ 16,000
Mill Creek Cleanup Grant	\$ 10,000
Grant Preparation	\$ 8,000
Grand Jersey Support	\$ 19,000
Misc Support	\$ 7,000
TOTAL	\$ 90,000

Billing Schedule

Position	Personnel	Hourly Rate
Principal	Michele Christina, Leah Yasenchak	\$160
Economic Analyst	Matthew Brenner	\$150
LSRP	James Charles	\$145
Professional Engineer	Jennifer Taylor	\$130
Landscape Architect	Randy Baum	\$125
Professional Planner	Katie – Rose Imbriano	\$125
Sr. Environmental Scientist	James Charles (non-LSRP)	\$125
Environmental Scientist	Alicia Flammia	\$110
Grant Writer / Manager	Laura Burnham, Alisa Goren	\$100
Support Staff	Claire Juhlmann, Susan Kolich	No Charge

Terms and Conditions:

1. No work will be performed unless directed by the Client.
2. Costs for grant preparation work assignments will be quoted and invoiced on a lump sum basis, commensurate with the level of effort needed to prepare the specific grant application.
3. Costs for time and materials work orders will be quoted and invoiced on actual number of hours and level of effort associated with performance of client requested activities. Activities conducted beyond the total contracted man-hours will constitute a contractual out of scope. The Client will only be invoiced for actual hours worked.



4. BRS's billing rates will remain the same for performance period of the contract and will not be subject to increase during this time.
5. Sub-consultants are not expected to be needed for the scope of work. In the event that additional activities are performed which would require subcontractors, subcontractor costs would contain a 10% markup.
6. Rates provided include routine telephone, copying and postage rates.
7. Significant direct costs such as travel, overnight shipping, bulk copying, etc. are not included in the hourly rates and will be invoiced as pass through costs with no markup.
8. This Agreement may be modified with the mutual consent of both parties. All modifications must be made in writing and must be signed by authorized representatives of the Client and BRS.
9. The obligation to provide services under this Agreement may be terminated by either party upon five days written notice. In the event of termination, BRS will be paid for all services rendered and reimbursable expenses incurred to the date of the termination.
10. BRS shall be entitled to use, for promotional purposes, JCRA's name, a general description of the services performed, and a general description of the project, unless requested by the JCRA not to do so.
11. BRS will generate project invoices on a monthly basis. Payment is due upon receipt of invoice. Invoices past due for 45 days or more may be subject to a 5% finance charge

If this proposal is acceptable, please sign below and return one copy. If you have any questions, please do not hesitate to call me 856-964-6456, ext 1.

Very Truly Yours,



Michele Christina

AUTHORIZATION:

Signature: _____

Date: _____

Cc: Elizabeth Garcia, JCRA
Robert Napiorski, JCRA
Susan Kolich, BRS
Alisa Goren, BRS



739 Stokes Road, Units A & B, Medford, NJ 08055
PO Box 2293, Medford Lakes, NJ 08055
t (856) 964-6456 • f (732) 782-0404 • www.BRSinc.com

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

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

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

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

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

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

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

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

WHEREAS, on October 20, 2020, by Resolution No. 20-10-04, the JCRA granted the Redeveloper an extension of its designation to November 30, 2020, subject to a thirty (30) day extension in the sole discretion of JCRA's Executive Director; and

WHEREAS, the JCRA wishes to grant a sixth extension of the Redeveloper's designation as redeveloper of the Property to April 30, 2021.

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The designation as redeveloper of the Property previously granted and extended to Redeveloper is hereby extended a sixth time until April 30, 2021, to allow the JCRA and the Redeveloper to complete negotiations and enter into a Redevelopment Agreement for the redevelopment of the Property.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to take all actions and to execute any and all documents necessary to effectuate this resolution, in consultation with counsel.
4. This Resolution shall take effect immediately.

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 December 15, 2020.


Diana H. Jeffrey, Secretary

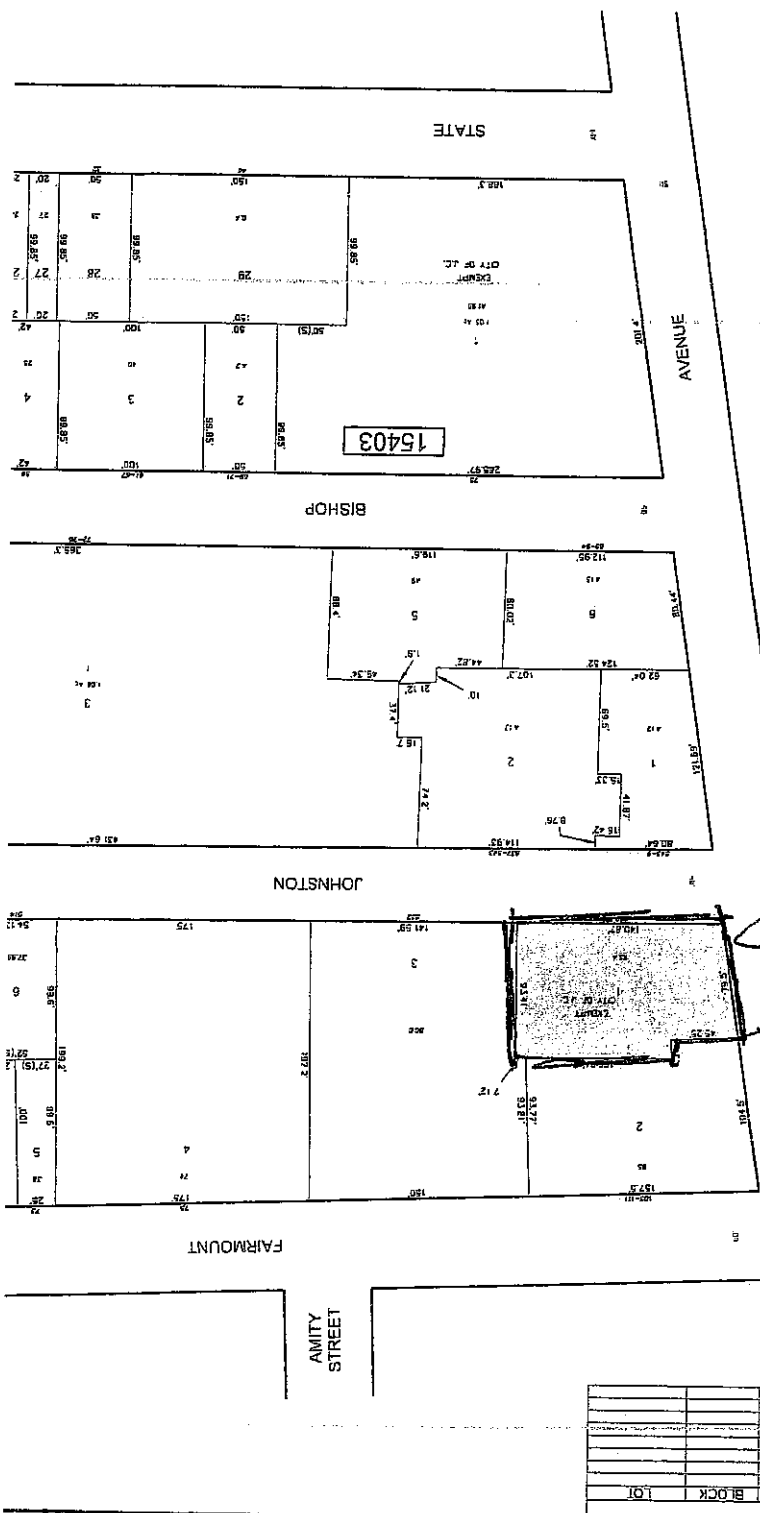
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Jones	✓			
Erna D. Greene				✓
Denise Ridley	✓			
Darwin R. Ona				✓
Daniel Rivera	✓			

SEE SHEET 172

SEE SHEET 171

SEE SHEET 153

2415

[illegible]

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

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

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

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

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

WHEREAS, on January 15, 2019, the Board of Commissioners of the Agency adopted Resolution No. 19-01-11 conditionally designating Rajiv Soin (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 20-10-07 adopted on October 20, 2020; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property effective December 1, 2020 until April 30, 2021 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 and is effective as of December 1, 2020 until April 30,

2021 to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 15, 2020.

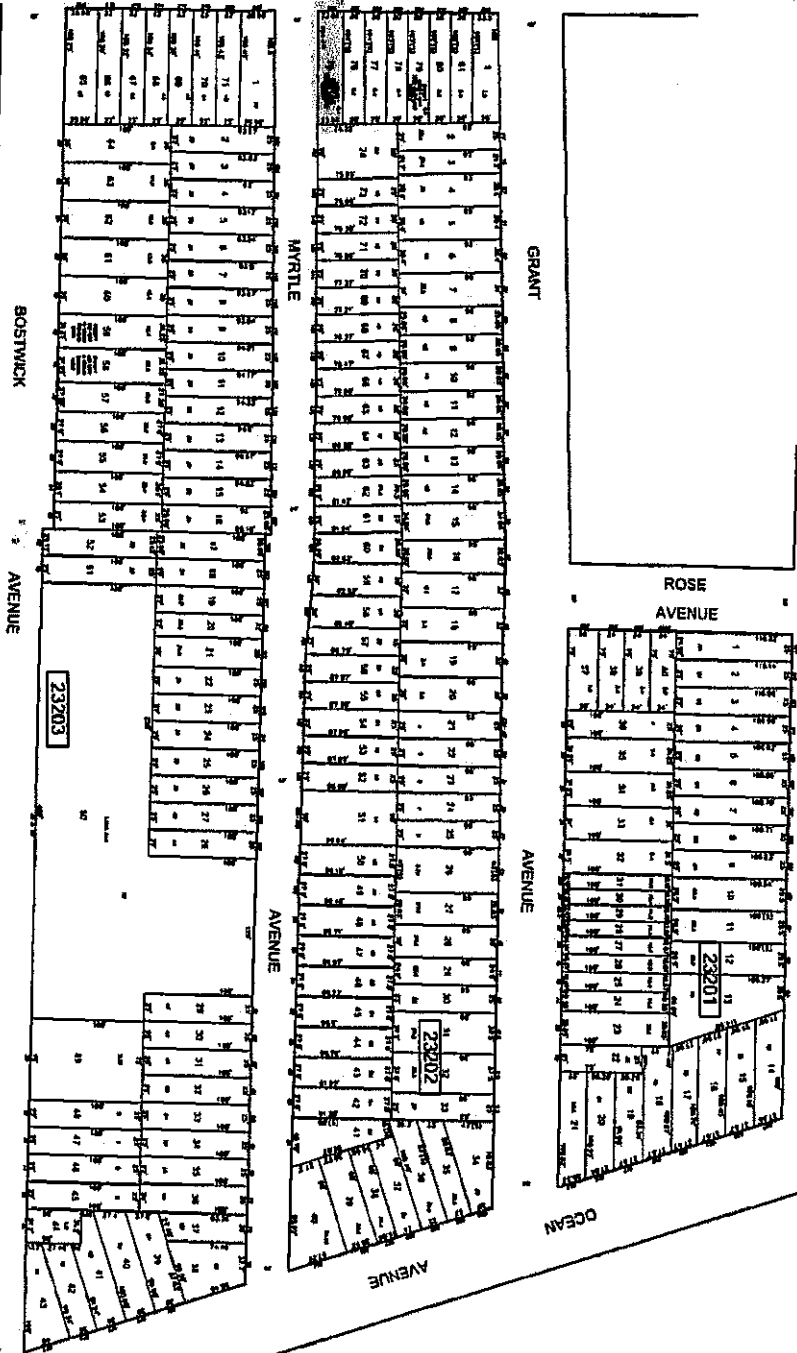

Diana H. Jeffrey, Secretary

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

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86	0.12	JOHN J. BROWN	
87	0.12	JOHN J. BROWN	
88	0.12	JOHN J. BROWN	
89	0.12	JOHN J. BROWN	
90	0.12	JOHN J. BROWN	
91	0.12	JOHN J. BROWN	
92	0.12	JOHN J. BROWN	
93	0.12	JOHN J. BROWN	
94	0.12	JOHN J. BROWN	
95	0.12	JOHN J. BROWN	
96	0.12	JOHN J. BROWN	
97	0.12	JOHN J. BROWN	
98	0.12	JOHN J. BROWN	
99	0.12	JOHN J. BROWN	
100	0.12	JOHN J. BROWN	

SEE SHEET 231

DR MARTIN LUTHER KING DRIVE



SEE SHEET 226

SEE SHEET 235

AM - CHARTERED SURVEYOR

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 100'
AUGUST 2009
RICHARD A. MORALE, P.E., P.L.S.
11 THORNTON ROAD
NEW JERSEY 07114

SEE SHEET 236

SEE SHEET 233

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF IRONSTATE DEVELOPMENT, LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15 AND 16, OTHERWISE KNOWN BY THE STREET ADDRESS 150-164 SIP AVENUE AND 28 TONNELE AVENUE, IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

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

WHEREAS, the City has enacted the Journal Square 2060 Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**"), in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, certain property identified on the City's tax maps as Block 10602, Lots 10, 11, 12, 13, 14, 15 and 16, otherwise known as 150-164 Sip Avenue and 28 Tonnele Avenue (collectively, the "**Property**") is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, on April 21, 2020, the Board of Commissioners of the Agency adopted Resolution No. 20-04-09 conditionally designating Ironstate Development, LLC (the "**Redeveloper**") as redeveloper of the Property, which designation was subsequently extended by Resolution No. 20-09-09 adopted on September 15, 2020; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until April 30, 2021 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:

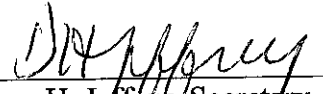
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until April 30, 2021 to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

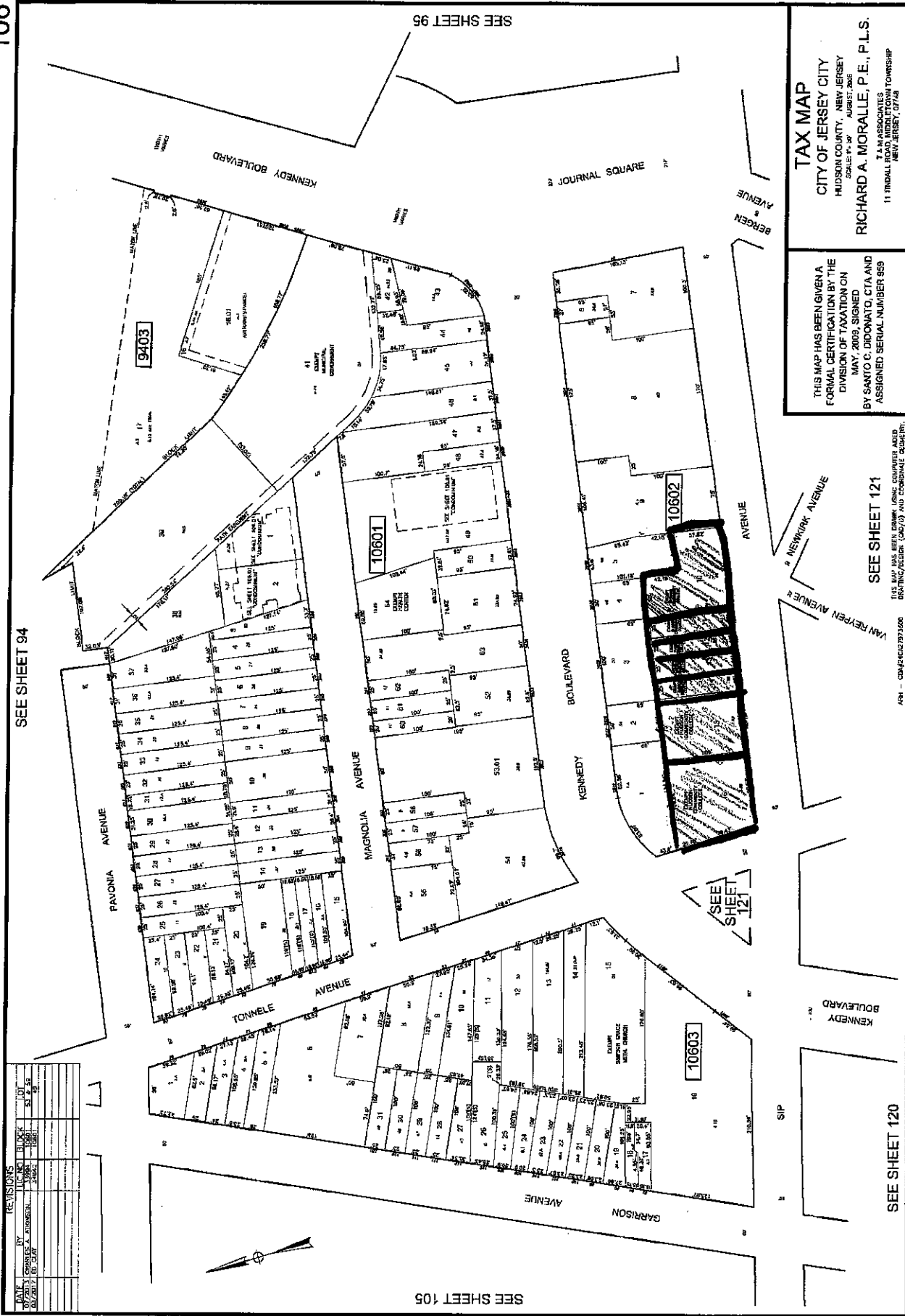
Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 15, 2020.


Diana H. Jeffery, Secretary

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



REVISIONS			
DATE	BY	REASON	NO.
07/20/03	FORCES & ASSOCIATES	100	1
08/20/03	FORCES & ASSOCIATES	100	2
09/20/03	FORCES & ASSOCIATES	100	3
10/20/03	FORCES & ASSOCIATES	100	4
11/20/03	FORCES & ASSOCIATES	100	5
12/20/03	FORCES & ASSOCIATES	100	6
01/20/04	FORCES & ASSOCIATES	100	7
02/20/04	FORCES & ASSOCIATES	100	8
03/20/04	FORCES & ASSOCIATES	100	9
04/20/04	FORCES & ASSOCIATES	100	10
05/20/04	FORCES & ASSOCIATES	100	11
06/20/04	FORCES & ASSOCIATES	100	12
07/20/04	FORCES & ASSOCIATES	100	13
08/20/04	FORCES & ASSOCIATES	100	14
09/20/04	FORCES & ASSOCIATES	100	15
10/20/04	FORCES & ASSOCIATES	100	16
11/20/04	FORCES & ASSOCIATES	100	17
12/20/04	FORCES & ASSOCIATES	100	18
01/20/05	FORCES & ASSOCIATES	100	19
02/20/05	FORCES & ASSOCIATES	100	20
03/20/05	FORCES & ASSOCIATES	100	21
04/20/05	FORCES & ASSOCIATES	100	22
05/20/05	FORCES & ASSOCIATES	100	23
06/20/05	FORCES & ASSOCIATES	100	24
07/20/05	FORCES & ASSOCIATES	100	25
08/20/05	FORCES & ASSOCIATES	100	26
09/20/05	FORCES & ASSOCIATES	100	27
10/20/05	FORCES & ASSOCIATES	100	28
11/20/05	FORCES & ASSOCIATES	100	29
12/20/05	FORCES & ASSOCIATES	100	30
01/20/06	FORCES & ASSOCIATES	100	31
02/20/06	FORCES & ASSOCIATES	100	32
03/20/06	FORCES & ASSOCIATES	100	33
04/20/06	FORCES & ASSOCIATES	100	34
05/20/06	FORCES & ASSOCIATES	100	35
06/20/06	FORCES & ASSOCIATES	100	36
07/20/06	FORCES & ASSOCIATES	100	37
08/20/06	FORCES & ASSOCIATES	100	38
09/20/06	FORCES & ASSOCIATES	100	39
10/20/06	FORCES & ASSOCIATES	100	40
11/20/06	FORCES & ASSOCIATES	100	41
12/20/06	FORCES & ASSOCIATES	100	42
01/20/07	FORCES & ASSOCIATES	100	43
02/20/07	FORCES & ASSOCIATES	100	44
03/20/07	FORCES & ASSOCIATES	100	45
04/20/07	FORCES & ASSOCIATES	100	46
05/20/07	FORCES & ASSOCIATES	100	47
06/20/07	FORCES & ASSOCIATES	100	48
07/20/07	FORCES & ASSOCIATES	100	49
08/20/07	FORCES & ASSOCIATES	100	50
09/20/07	FORCES & ASSOCIATES	100	51
10/20/07	FORCES & ASSOCIATES	100	52
11/20/07	FORCES & ASSOCIATES	100	53
12/20/07	FORCES & ASSOCIATES	100	54
01/20/08	FORCES & ASSOCIATES	100	55
02/20/08	FORCES & ASSOCIATES	100	56
03/20/08	FORCES & ASSOCIATES	100	57
04/20/08	FORCES & ASSOCIATES	100	58
05/20/08	FORCES & ASSOCIATES	100	59
06/20/08	FORCES & ASSOCIATES	100	60
07/20/08	FORCES & ASSOCIATES	100	61
08/20/08	FORCES & ASSOCIATES	100	62
09/20/08	FORCES & ASSOCIATES	100	63
10/20/08	FORCES & ASSOCIATES	100	64
11/20/08	FORCES & ASSOCIATES	100	65
12/20/08	FORCES & ASSOCIATES	100	66
01/20/09	FORCES & ASSOCIATES	100	67
02/20/09	FORCES & ASSOCIATES	100	68
03/20/09	FORCES & ASSOCIATES	100	69
04/20/09	FORCES & ASSOCIATES	100	70
05/20/09	FORCES & ASSOCIATES	100	71
06/20/09	FORCES & ASSOCIATES	100	72
07/20/09	FORCES & ASSOCIATES	100	73
08/20/09	FORCES & ASSOCIATES	100	74
09/20/09	FORCES & ASSOCIATES	100	75
10/20/09	FORCES & ASSOCIATES	100	76
11/20/09	FORCES & ASSOCIATES	100	77
12/20/09	FORCES & ASSOCIATES	100	78
01/20/10	FORCES & ASSOCIATES	100	79
02/20/10	FORCES & ASSOCIATES	100	80
03/20/10	FORCES & ASSOCIATES	100	81
04/20/10	FORCES & ASSOCIATES	100	82
05/20/10	FORCES & ASSOCIATES	100	83
06/20/10	FORCES & ASSOCIATES	100	84
07/20/10	FORCES & ASSOCIATES	100	85
08/20/10	FORCES & ASSOCIATES	100	86
09/20/10	FORCES & ASSOCIATES	100	87
10/20/10	FORCES & ASSOCIATES	100	88
11/20/10	FORCES & ASSOCIATES	100	89
12/20/10	FORCES & ASSOCIATES	100	90
01/20/11	FORCES & ASSOCIATES	100	91
02/20/11	FORCES & ASSOCIATES	100	92
03/20/11	FORCES & ASSOCIATES	100	93
04/20/11	FORCES & ASSOCIATES	100	94
05/20/11	FORCES & ASSOCIATES	100	95
06/20/11	FORCES & ASSOCIATES	100	96
07/20/11	FORCES & ASSOCIATES	100	97
08/20/11	FORCES & ASSOCIATES	100	98
09/20/11	FORCES & ASSOCIATES	100	99
10/20/11	FORCES & ASSOCIATES	100	100

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 30' AUGUST 2008
RICHARD A. MORALLE, P.E., P.L.S.
11 TRIDALL ROAD, WINDY HILL TOWNSHIP
NEW JERSEY 07148
THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 7, 2008, SIGNED
BY SANTI C. DICONATO, CTA AND
ASSIGNED SERIAL NUMBER 859

THIS MAP HAS BEEN EXAMINED USING COMPUTER AIDED
DRAWING/DESIGN (CAD) AND COMPANION SOFTWARE.
APR - COMPLETED 201000
SEE SHEET 121

ITEM # 8

WITHDRAWN

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 18901, LOTS 6-15, COMMONLY KNOWN AS 1052-1068 GARFIELD AVENUE AND 467, 461, AND 457 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

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

WHEREAS, certain property identified on the City's tax maps as Block 18901, Lots 6-15, commonly known as 1052-1068 Garfield Avenue and 467, 461, and 457 Communipaw Avenue (the "**Property**") is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, on September 17, 2018, the Board of Commissioners of the Agency adopted Resolution No. 18-09-11 conditionally designating Novus Equities, LLC (the "**Redeveloper**") as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 20-09-11 adopted on September 15, 2020; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until April 30, 2021 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 April 30, 2021 to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

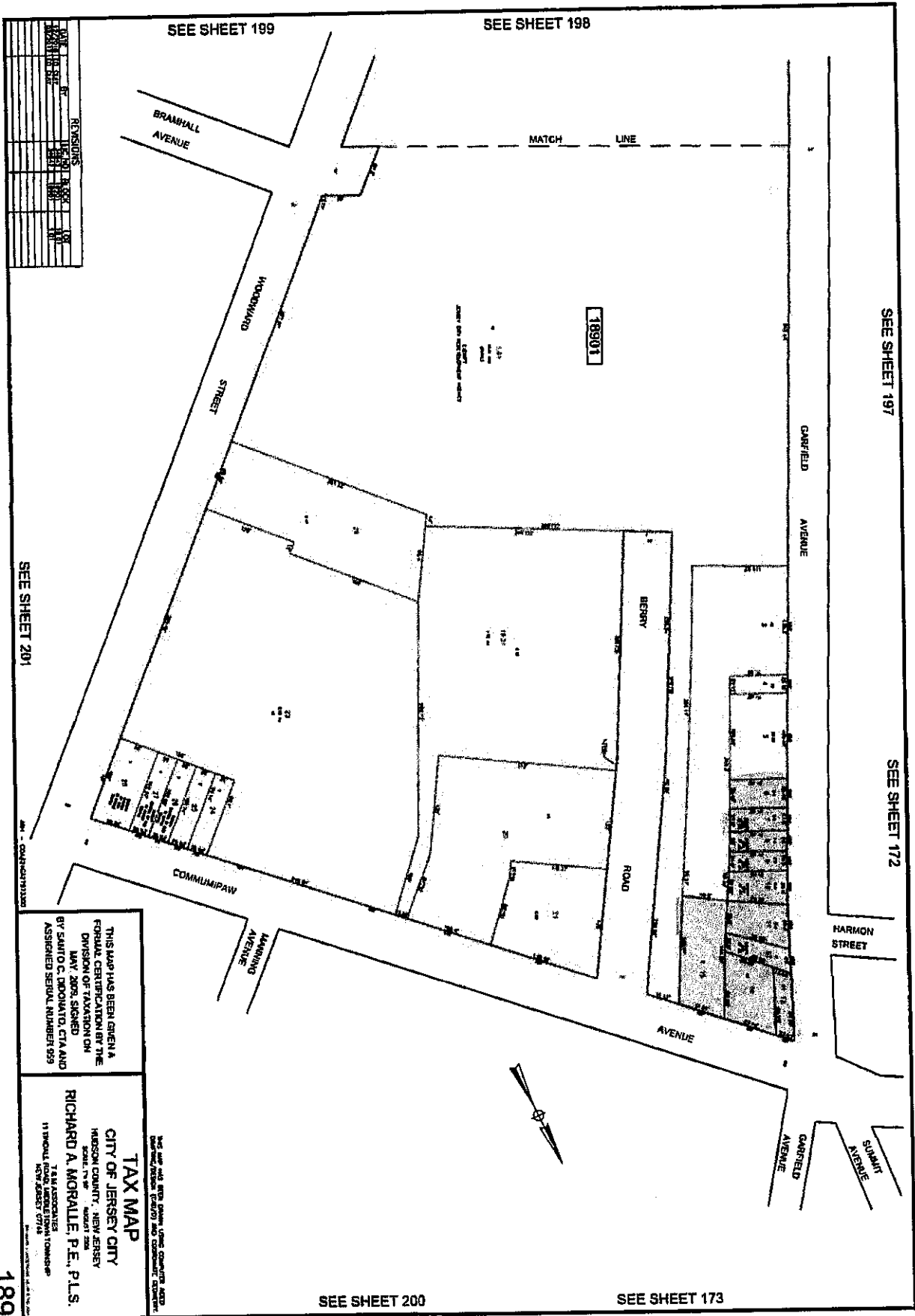
Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 15, 2020.


Diana H. Jeffrey, Secretary

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



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING AN OFFER PRICE AND AUTHORIZING ACQUISITION OF THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, COMMONLY KNOWN AS 125 MONITOR STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

WHEREAS, the lands and premises located at Block 17503, Lot 1 on the tax maps of the City, commonly known as 125 Monitor Street within the Redevelopment Area (the “**Property**”), are subject to acquisition under the Redevelopment Plan and the Redevelopment Law; and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) designated Graffiti 125, LLC (the “**Redeveloper**”) as the redeveloper of the Property and thereafter entered into a Redevelopment Agreement with the Redeveloper dated January 27, 2016 (the “**Redevelopment Agreement**”); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan and in accordance with the Redevelopment Agreement, the Agency has determined it is necessary to acquire the Property; and

WHEREAS, Integra Realty Resources-Northern New Jersey has performed an appraisal of the Property and determined it has a fair market value of \$5,760,000,

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.

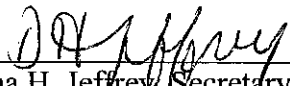
Section 2. The Board of Commissioners accepts the valuation of \$5,760,000 of the Property by Integra Realty Resources-Northern New Jersey and is satisfied the appraisal has been performed in a competent manner and in accordance with applicable law.

Section 3. The Board of Commissioners authorizes the Agency to purchase the Property for the sum of \$5,760,000, provided the full amount of the appraised value is deposited by the Redeveloper with the Agency as required by the Redevelopment Agreement, and the Chairman, Vice-Chair, Secretary and/or the Executive Director are hereby authorized to enter into a contract and to sign all other documents necessary to consummate the acquisition of the Property subject to the review and approval of the Agency’s General Counsel.

Section 4. In the event that the Agency cannot, for any reason, acquire the Property as a result of amicable negotiations, the Agency is hereby authorized to institute condemnation proceedings, pursuant to N.J.S.A. 20:3-1 et seq., and N.J.S.A. 40A:12A-8(c).

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 December 15, 2020.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
DESIGNATION OF GND JC HOLDINGS LLC AS REDEVELOPER OF
CERTAIN PROPERTY IDENTIFIED AS BLOCK 20102, LOTS 36 AND
37, OTHERWISE KNOWN BY THE STREET ADDRESS 385-387
COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL
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, GND JC Holdings LLC ("**Redeveloper**") submitted an application to the JCRA to be designated redeveloper of Block 20102, Lots 36 and 37, commonly known as 385-387 Communipaw Avenue ("**Property**"), within the Morris Canal Redevelopment Plan area whereby the Redeveloper proposes the development of a five (5) story building with eighteen (18) residential units and two (2) commercial storefronts, with one (1) of the residential units to be restricted as low income affordable housing ("**Project**"); and

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

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

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

Section 2. GND JC Holdings LLC is hereby designated as the Redeveloper of the Property for a period of one hundred and twenty (120) days from the date hereof, unless extended for a period of not more than thirty (30) days by the Executive Director in her sole discretion.


Section 3. If the JCRA and the Redeveloper have not executed a mutually acceptable redevelopment agreement within the time period afforded under Paragraph 2 of this Resolution, the designation of GND JC Holdings LLC as Redeveloper of the Property 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 December 15, 2020.


Diana H. Jeffrey, Secretary

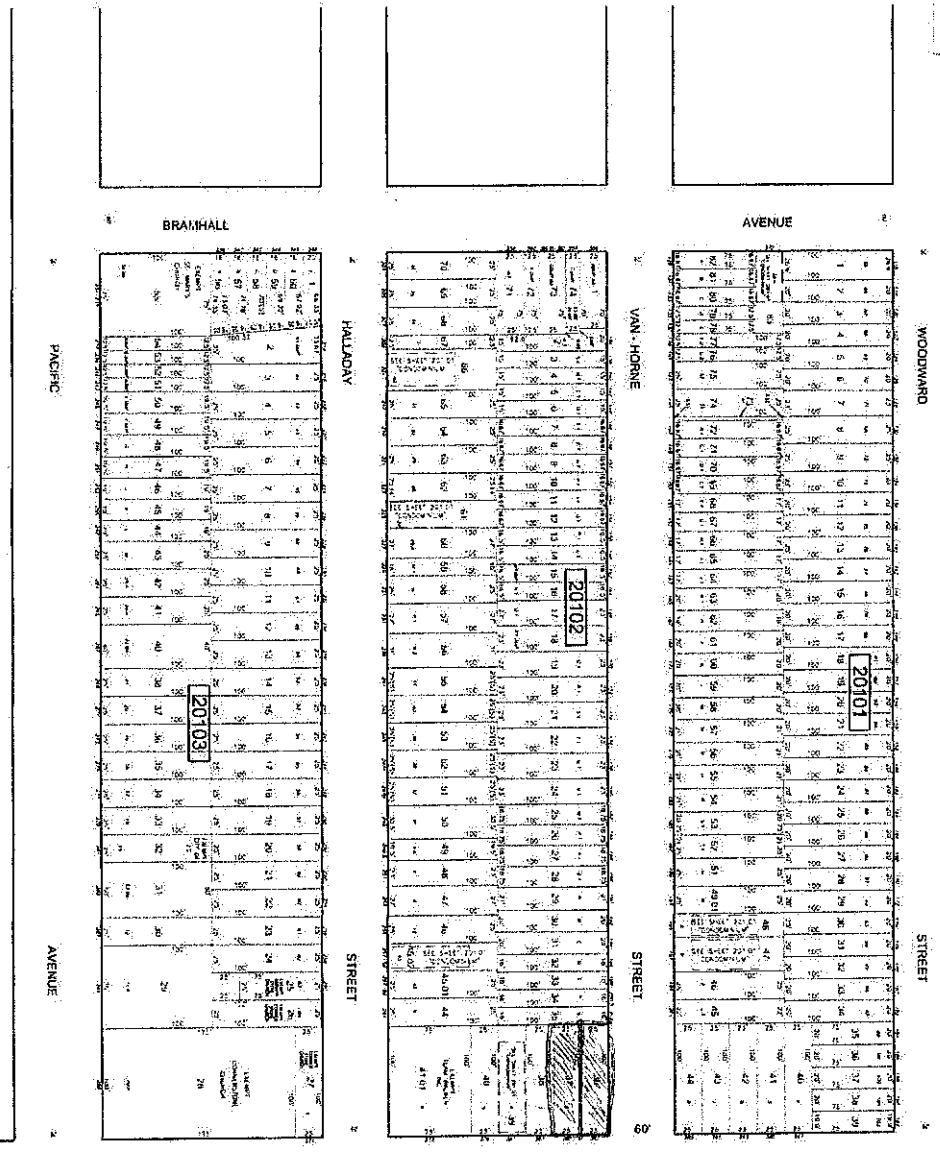
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Evelyn Jones	✓			
Darwin R. Ona				✓
Denise Ridley	✓			
Daniel Rivera	✓			

TAX MAP
 OF THE
 CITY OF JERSEY
 DIVISION OF TAXATION
 MAY 2009
 BY SANTO C. DI DONATO, CTA AND
 ASSIGNED SERIAL NUMBER 559

SEE SHEET 189

201

SEE SHEET 199



SEE SHEET 200

SEE SHEET 202

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY 2009, SIGNED
 BY SANTO C. DI DONATO, CTA AND
 ASSIGNED SERIAL NUMBER 559

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 MAY 2009
 RICHARD A. MORALLE, P.E., P.L.S.
 15 M. ASSOCIATES
 11 INVAL ROAD, WOODBURY TOWNSHIP
 NEW JERSEY 07095

201

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AWARING A
CONTRACT TO HYDROTECHNOLOGY CONSULTANTS, INC.
FOR ENVIRONMENTAL INVESTIGATION SERVICES AT
CERTAIN PROPERTY IDENTIFIED AS BLOCK 25101, LOT 6,
COMMONLY KNOWN AS 199 STEGMAN STREET, WITHIN THE
TURNKEY REDEVELOPMENT AREA**

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires the services of firms to provide environmental investigation services in connection with projects throughout the City; and

WHEREAS, Hydrotechnology Consultants, Inc. ("**HCI**") submitted a proposal dated November 30, 2020 (the "**Proposal**"), which Proposal is on file with the Agency, to perform a Phase II environmental investigation (the "**Environmental Services**") at Agency-owned property identified as Block 25101, Lot 6, commonly known as 199 Stegman Street (the "**Property**") located within the Turnkey Redevelopment Area and subject to the Turnkey Redevelopment Plan; and

WHEREAS, the Agency desires to enter into a professional services contract with HCI (the "**Contract**") to perform the Environmental Services outlined in the Proposal for a total amount not to exceed Five Thousand Two Hundred Fifty-Three Dollars and Sixty Cents (\$5,253.60) to be paid in accordance with the rates set forth in the Proposal; and

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

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

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

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

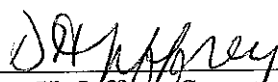
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with HCI to provide the Environmental Services for a term to expire upon completion of the Environmental Services, but which term shall not exceed one (1) year, payable at the rates set forth in the Proposal for a total amount not to exceed Five Thousand Two Hundred Fifty-Three Dollars and Sixty Cents (\$5,253.60), subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 15, 2020.


Diana H. Jeffrey, Secretary

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



HCI
DIGBROWNGREEN™

November 30, 2020

VIA EMAIL

Jersey City Redevelopment Agency
66 York Street, Suite 30
Jersey City, New Jersey 07302

Attn: Mr. Robert G. Napiorski, Assistant Project Manager

Re: Soil Sampling and GPR Investigation
199 Stegman Street—Jersey City, NJ

Dear Mr. Napiorski:

As requested, Hydrotechnology Consultants, Inc. (HCI) is providing you with a work plan and cost estimate for environmental investigation activities at the the 199 Stegman Street site, located in Jersey City, New Jersey.

BACKGROUND

HCI has reviewed the August 20, 2020 Preliminary Assessment Report (PAR) prepared by BRS, Inc. for the Jersey City Redevelopment Agency (JCRA.) In the PAR, BRS concludes that the site is not located within the historic fill areas mapped by the New Jersey Department of Environmental Protection (NJDEP). While historical topographic maps are not included in the PAR, as is customary, based on the location of the site, it appears that historic fill was not emplaced to raise the topographic elevation.

However, during BRS's site reconnaissance, the following was reportedly observed:

"...deleterious materials including brick, concrete, cinderblocks, wood, and general trash were found within the soil matrix while inspecting the walls of the building footers...and the material that was removed from the footers and placed in the center of the parcel."

As indicated in the PAR, buildings formerly present on the site were razed on two occasions, sometime in the early 20th century and sometime between 1988 and 1994:

"The Site was first developed before 1898 with a small one-story building which was later razed and replaced with a 3 story "flat". Flats typically contain apartments above and a commercial unit at street level. Two auto garages were also located in the rear of the lot.

"The 3 buildings located on the site were demolished sometime between 1988 and 1994. The site is currently vacant, but contains concrete footers for a new structure yet to be erected."

As per the NJDEP's Historical Fill Material Technical Guidance, historic fill is defined as follows:

HYDROTECHNOLOGY CONSULTANTS, INC.

174 WASHINGTON STREET SUITE 4E JERSEY CITY NJ 07302 TEL 201 222 1540 FAX 201 222 7883

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“Historic fill material means non-indigenous material, deposited to raise the topographic elevation of the site, which was contaminated prior to emplacement, and is in no way connected with the operations at the location of emplacement and which includes, without limitation, construction debris, dredge spoils, incinerator residue, demolition debris, fly ash, or non-hazardous solid waste. Historic fill material does not include any material which is substantially chromate chemical production waste or any other chemical production waste or waste from processing of metal or mineral ores, residues, slag or tailings. In addition, historic fill material does not include a municipal solid waste landfill site. (N.J.A.C. 7:26E-1.8).”

Therefore, while the material at the site was likely not deposited to raise the topographic elevation of the site, it appears to be comprised of demolition debris and non-hazardous waste. As per the Historic Fill guidance, the first step after the PA is to conduct a Site Investigation.

The Site Investigation includes the following:

“Install test pits, trenches or borings within the suspected extent of the historic fill material to a depth of two feet below the fill material to determine the vertical and general horizontal extent of the fill.

“Screen all boring/test pits/trenches utilizing field instruments (PID/FID) and log the results to document subsurface conditions including soil types, field instrument readings and a detailed description of fill materials including the vertical extent in the profile and characteristics (i.e., ash, brick, debris). When extending the test pit below the fill, care must be exercised to avoid breaching any low permeability soils underlying the fill.

“Document the depth to ground water, if encountered, and the presence of odor, soil discoloration, and free and/or residual product if found.”

Based on the photographic log provided in the PAR, it appears that the vertical and horizontal extent of the fill material can be determined by observing the footings.

JCRA has two options before proceeding to the Remedial Investigation phase:

1. Assume that the historic fill material is contaminated above the residential soil remediation standards (N.J.A.C. 7:26D-4) and conduct a remedial investigation pursuant to N.J.A.C. 7:26E-4.7; (Note that this option does not require chemical analysis of the historic fill material); or
2. Collect samples pursuant to N.J.A.C. 7:26E-3.4 to document that the historic fill material is not contaminated above the residential soil remediation standards (N.J.A.C. 7:26D-4).

For the purpose of this work plan and cost estimate, HCI assumes that JCRA will choose Option 2.

SCOPE OF WORK

HCI will collect two soil samples for TCL/TAL analysis and extractable petroleum hydrocarbons. (Note that the guidance calls for historic fill to be sampled for TCL



polynuclear aromatic hydrocarbons and TAL metals, with 25% of samples analyzed for TCL/TAL. Given the fact that the fill present at the site is not anticipated to contain PAHs, but rather possibly PCBs (associated with the concrete) and lead (associated with painted building materials,) HCI opted for both samples to be analyzed for TCL/TAL.) In addition, HCI will screen the soil with a photoionization detector (PID) and take note of any visual and olfactory observations. If possible during the sample collection phase, HCI will determine whether the vertical extent of the fill is exposed near the footings and will ascertain whether the fill is present across the site.

In addition, in order to determine whether an underground storage tank is present at the site, HCI will conduct a ground penetrating radar (GPR) investigation.

HCI will prepare a summary report for JCRA's internal use detailing the results of our findings.

Additional work required as a result of HCI's findings or to fulfill NJDEP Site Remediation Reform Act (N.J.S.A. 58:10C-1 et seq.) and Administrative Requirements for the Remediation of Contaminated Sites (ARRCS) Rules (N.J.A.C. 7:26C) requirements will be proposed under separate cover.

COST ESTIMATE

A breakdown of the estimated cost is provided in Table 1. The total estimated cost is \$5,253.60.

TERMS AND CONDITIONS

1. **Agreement.** This Agreement is made between Hydrotechnology Consultants, Inc. (referred to as "HCI") and Jersey City Redevelopment Agency and their agents and representatives (collectively referred to as "Client").
2. **Scope of Services.** All work performed by HCI for Client is referred to as the "Services". Regardless of the date the Services are or were commenced, completed or performed, the Services, including without limitation all prior work performed and work to be performed, shall be covered by this Agreement. Authorizations to proceed may be made orally, or in writing, email, facsimile or other written or electronic correspondence. The property or location where the Services will be performed, including the Client's property or any property not owned by Client, is collectively referred to in this Agreement as the "Site".
3. **Invoices and Payment.** Invoices shall include all reimbursable expenses and fees charged to Client. Payment for all amounts invoiced is due upon receipt of invoice. HCI may use subcontractors to perform any portion of the Services, in which case HCI will add, and Client agrees to pay to HCI, a 20% surcharge on the subcontractor invoices including, by way of example and not limitation, laboratories, general contractors, drillers, specialists in the fields of hydrogeology, remediation technologies, forensics, or other third parties, etc. and that surcharge will be reflected on HCI's monthly invoices submitted to Client. Interest will accrue at a rate of 1.5% per month on any balances unpaid after thirty (30) days from the date of the invoice. If any amounts remain unpaid after forty-five (45) days, HCI reserves the right to suspend all Services, and if any amounts remain unpaid after sixty (60) days HCI may terminate this Agreement upon written notice to Client. In the event of a suspension or termination of services due to unpaid balances, HCI shall have no liability to Client for delays or damages occurring during or because of such suspension or termination of Services. Client shall be responsible to pay HCI for all amounts invoiced and work completed prior to suspension of Services or termination of this Agreement, and for all reimbursable expenses incurred after termination, along with interest, which shall continue to accrue until payment is received by HCI. In the event the balances remain unpaid for more than sixty (60) days and HCI takes any action to collect past due payments, Client will reimburse and shall be responsible for all of HCI's costs and expenses of collection including, without limitation, all court costs and reasonable attorney's fees and expenses (including expert witness fees).

Reimbursable expenses to be paid by the Client include all actual expenditures or expenses incurred, directly or indirectly, by HCI in performing the Services and include, by way of example and not limitation, such things as: travel, transportation, temporary lodging and subsistence; baggage allowances; telephone calls and faxes; postage and delivery charges; photographic and photocopying expenses; reproduction of files, information, reports, drawings, and specifications,



Mr. Robert Napiorski
November 30, 2020
Page 3 of 8

renderings and models requested by the Client; messenger and delivery costs; and other fees and costs incurred in connection with the rendering of the services.

4. **NJDEP Fees.** Client is responsible for the payment of all New Jersey Department of Environmental Protection ("NJDEP") charges, fees, fines and penalties in addition to any amounts invoiced by HCI to Client.
5. **Estimates and Proposals; Time and Materials; Changes to Services During Work.** All estimates, proposals or opinions of costs to perform or complete any part of or the full scope of the Services are provided by HCI on the basis of HCI's professional judgment, Site history, limited information available, and HCI's experience and qualifications as an environmental consultant. All estimates, proposal or opinions of costs represent HCI's judgment as an experienced and qualified consultant familiar with the industry. HCI has no control over the cost of labor, materials, equipment or services furnished by others or over competitive bidding or market conditions. HCI cannot guarantee that proposals, bids or actual costs for the Services or project will not vary from any estimates, proposals or opinions of costs prepared by HCI.

HCI's work including estimates, proposals, or opinion of costs, and any Remediation Cost Review Form or other documents prepared by HCI are not fixed limits or guarantees on the costs to complete any work or Services or any investigation or remediation. HCI does not guarantee that the Services or work estimated in any proposals or work plans can be completed for the estimated or proposed costs of the Services. The work proposed or required may vary due to numerous factors, including without limitation, conditions encountered in the field, information or data generated during the performance of the Services, previously unknown or undetected environmental conditions, and changes in NJDEP requirements or regulations. HCI cannot know the complete extent and nature of contamination in the environment. HCI is not responsible for the presence of contamination or for anticipating previously unknown conditions.

Conditions encountered in the field and during field activities will dictate the scope and nature of investigative and remedial activities and may also result in the need to modify the scope of work or perform work other than that described in the scope of work while it is being performed.

Client authorizes HCI to use its professional judgment in performing the Services to modify, delete or add to the estimated scope of work while it is being performed in order to respond to conditions encountered in the field. Client also authorizes HCI to take actions that HCI determines are necessary based on its professional judgment to respond to emergencies that arise during field work.

Project costs may vary and the Services shall be performed on a time-and-material basis in accordance with HCI's Rate Sheet attached hereto or subsequently provided to Client. All estimates, proposals or opinions of costs issued by HCI are on a time-and-material basis unless otherwise agreed to in a written agreement signed by HCI. Client acknowledges and understands that the actual costs to perform any part or the full scope of the Services may be more or less than the estimates, proposals or opinions of costs put forth by HCI. Actual costs to perform the Services will be invoiced to Client, and Client agrees to pay the actual costs so invoiced on a time-and-material basis. HCI reserves the right to update its Rate Sheet periodically and will notify Client of updates to HCI's Rate Sheet. Client agrees to pay HCI pursuant to the most recent Rate Sheet that was sent by HCI to Client.

6. **Rates for Expert and Litigation Services.** Billing rates for professional services related to expert testimony, depositions, or time spent preparing for or presenting testimony at trial or deposition, or in preparing expert reports, will be billed at \$350.00 per hour. HCI reserves the right to update its rate for expert and litigation services periodically and will notify Client of increases to HCI's rates for expert and litigation services.
7. **Standard of Care.** HCI agrees to perform the Services in a manner consistent with that level of care and skill ordinarily exercised by comparable professional firms in the State of New Jersey under similar circumstances at the time the Services are performed. HCI's Services may involve the use of methods, tests, calculations, analyses and procedures which are innovative and in a state of scientific development. Client acknowledges and understands that sites with Hazardous Materials may not respond or react to remediation technologies, activities or treatments even though the Services are performed in accordance with the level of care and skill ordinarily exercised. Client acknowledges and understands that there is uncertainty and difficulty in assessing and evaluating the environmental condition of a site based on a review of previous reports, historical records and the performance of investigative and remedial activities. Client further acknowledges and understands that any statements, opinions and conclusions contained in reports and other documents prepared or issued by HCI are based on the limited information known to HCI at the time and are only meant to provide approximations of environmental conditions of and around the Site limited to the particular contaminant(s) and/or environmental issues actually targeted by HCI's investigation. The process of investigating and remediating the Site is iterative. There are inherent limitations in the investigation and cleanup of environmental contamination, and the remediation process involves estimations, approximations, scientific modeling and extrapolations of available information. HCI's opinions and recommendations may change over time and HCI cannot, with certainty, know the extent and nature of contamination in the environment or the Site. HCI is not responsible for the presence of contamination or anticipating previously unknown conditions. HCI makes no warranty or guarantee, express or implied, regarding its Services.
8. **Reports and Work Product.** Any and all documents, including but not limited to, reports, figures, maps, data, information, work plans, plans, designs, project notes, drafts, boring logs, field data, field notes, laboratory test data, calculations, analyses, estimates and all electronic media prepared by HCI (the "Documents") are considered HCI's professional work product. HCI retains all rights to the Documents and an ownership and property interest in the Documents until payment in full is received. HCI has no obligation to provide reports or copies of its file to Client if payment has not been received. If Client requests additional copies of the Documents or the entirety of HCI's files, prior to



making reproductions, upon request by HCI, Client shall pay for all reproduction costs and reasonable fees associated with the reproduction of the Documents.

9. **Non-Use and Reliance.** Client acknowledges, agrees and understands that: (i) Documents may only be used by Client for its compliance with regulations pursuant to Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq. ("SRRRA"); and (ii) Documents may not be relied on by any other person or used for any other purpose, including without limitation, potential sales of the Site, any transfer of ownership, or financing or refinancing, without HCI's prior written permission. HCI shall have no obligation to provide its permission for any party to use, or rely on Documents or work performed by HCI. Client agrees that any reuse or reliance without HCI's prior written permission will be at Client's sole risk and responsibility. Client will defend, indemnify and hold HCI harmless from any claims, causes of action, demands, losses, costs, expenses, damages or liabilities resulting in any way from any use or reliance, without HCI's written permission.
10. **Limitation on liability.** Client agrees that, to the fullest extent permitted by law, the liability of HCI and HCI's officers, directors, employees, or agents, collectively, to the Client, to all subcontractors, and to any one claiming by, through or under Client or subcontractors, shall not exceed the amount actually paid by Client to HCI under this Agreement. This limitation on liability applies to any and all injuries, claims, losses, costs, expenses, damages or liabilities whatsoever arising out of or in any way related to HCI's Services or this Agreement, from any cause or causes whatsoever, including, but not limited to, the negligence, errors, omissions, strict liability, breach of contract, breach of warranty of HCI or HCI's officers, directors, employees, or agents. Anything to contrary notwithstanding, HCI, HCI's officers, directors, employees, agents, independent professional associates, subcontractors and consultants shall not be liable for Client's punitive, consequential or incidental damages.
11. **Subsurface and Aboveground Utilities and Structures.** An independent, third party and not HCI will be responsible to mark out public utilities on or leading to the Site, as appropriate. Client acknowledges and understands that disruption to public utilities or other private utilities or structures may occur. Client shall be responsible to identify the location of any subsurface utilities on the Site. Client shall be responsible for any costs of relocating, replacing, repairing or disconnecting and reconnecting any private or public utilities. HCI shall not be responsible for any damage to or interference with any private or public utilities, subterranean or overhead structures or conditions, including without limitation pipes, tanks, cables or any other element or condition.
12. **Indemnification.** Client acknowledges and understands that HCI has neither created nor contributed to the creation of any hazardous waste, hazardous substance, hazardous materials, radioactive materials, toxic pollutants, asbestos, or otherwise dangerous substance (collectively referred to in this Agreement as "Hazardous Materials"), or dangerous condition at the Site. Client shall indemnify, defend and hold harmless HCI and HCI's officers, directors, employees, agents, independent professional associates, subcontractors and consultants from any claims, damages, causes of action, actions, costs, losses, expenses (including attorney's fees or court costs) and fines at law or in equity, whether based on a tort, statute, contract, or other theory of recovery (collectively "Claims"), arising out of or in any way related to: (i) any act, or omission of Client, whether or not negligent or intentional; (ii) any Hazardous Materials at, about, or released to the environment at the Site; and (iii) Hazardous Materials released to the environment during or after the transportation to a treatment, storage or disposal facility, including by way of example and not limitation Claims under the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901-6991 ("RCRA"), the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. §§ 9601-9675 ("CERCLA"), the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. (the "Spill Act"), or other similar laws or regulations. Client's obligation to indemnify, defend and hold harmless HCI under this paragraph shall be in addition to such obligations of Client set forth elsewhere in this Agreement.
13. **Disposal of Hazardous Materials.** Client shall be designated as the owner, operator, generator, transporter, storer, arranger and disposer of Hazardous Materials under all federal, state or local laws and regulations. Client shall sign manifests or other documents for disposal. Client acknowledges and understands that HCI does not guarantee any transporting, treatment, storage or disposal facility will maintain its licensing or insurance, or that the Hazardous Materials transported, treated, stored or disposed of will not be released or discharged into the environment. Client understands that Client remains responsible for the Hazardous Materials, and all other materials, transported, treated, stored or disposed of as well as any costs associated with those materials being released into the environment, even during or after transportation, treatment, storage or disposal at a licensed facility. HCI is not assuming any liability or responsibility for Hazardous Materials or discharges to the environment of Hazardous Materials at the Site or any location.
14. **Time Bar to Legal Action.** Any claims or causes of action by Client relating to or arising out of this Agreement or the Services, including without limitation claims for breach of contract, negligence, or the failure to perform the Services in accordance with the any standard of care, shall be forever barred if they are not commenced within the earlier of two (2) years from (a) when the Client knew or should have known of the potential claim or cause of action, or (b) termination of the Services, issuance of a Response Action Outcome or No Further Action Letter, or substantial completion of the Services (for the purposes of this paragraph the Services shall not include ongoing activities or work after the issuance of a Response Action Outcome or No Further Action Letter).
15. **Force Majeure; delays.** Neither party shall hold the other responsible or liable for damages or delays in performance caused by acts of God, interruptions in the availability of labor, or other events beyond the control of the other party, or that could not have been reasonably foreseen or prevented. Such acts or events shall include, without limitation, such things as severe weather affecting or delaying HCI's performance of the Services, fires, floods, epidemics, war, riots, strikes, lockouts, or other industrial disturbances, protests, unanticipated or unsafe Site conditions, and the inability, after reasonable diligence, to supply personnel, equipment, or material to complete the Services.



16. **Right to Terminate.** HCI and Client each have the right to terminate this Agreement upon written notice to the other party. Notwithstanding, Client's obligations, including without limitation the obligation to pay for Services through the date of termination, under this Agreement shall survive the completion of the Services or the earlier termination of this Agreement.
17. **Client Cooperation.** Client represents and warrants that it shall:
- a. cooperate with HCI in signing forms and documents that may be needed related to the Services;
 - b. provide HCI unencumbered access to the Site, or Client will obtain access to property that Client does not own, operate or control, as may be necessary for HCI to perform the Services;
 - c. provide HCI with all documents and information concerning the Site, and Client further agrees that HCI may use and rely on such information with respect to the accuracy and completeness thereof in performing the Services; HCI assumes no responsibility or liability for the accuracy and completeness of the documents and information provided to HCI by Client;
 - d. promptly notify HCI of any changes to Client's address or contact information.
18. **Notice of Discharge or Termination.** Any notice terminating this Agreement or discharging the Licensed Site Remediation Professional shall be sufficient if sent by Certified U.S. Mail, Return Receipt Requested, and electronic mail if the party has electronic mail.
19. **Work Performed by HCI Licensed Site Remediation Professional ("LSRP").**
- a. **LSRP Obligations.** An LSRP is licensed and regulated by the State of New Jersey and is obligated to exercise independent professional judgment. The LSRP is regulated pursuant to the Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq. ("SRRA"), and regulations promulgated pursuant to SRRA. Although the LSRP may also be serving as the Client's consultant, the LSRP's highest priority under the SRRA is the protection of public health, safety and the environment. The LSRP may require that certain inspections, assessments, investigations, activities or other work be performed in order to support the LSRP's decisions and professional judgment and to comply with the New Jersey Department of Environmental Protection ("NJDEP") rules.
 - b. **Reporting.** The LSRP has an independent obligation to notify the NJDEP of certain facts, information, data, circumstances, acts or omissions pursuant to the SRRA and the NJDEP Rules including, without limitation, the following: (i) an action or decision by Client that results in a deviation from the remedial action work plan or other report concerning the remediation developed by the LSRP; (ii) material facts, data, circumstances or other information subsequent to the completion or submission of a report (even if submitted by a prior LSRP) concerning a phase of remediation, which would result in a report with material differences from the report submitted to the NJDEP; and (iii) if it is unlikely that any one or more applicable mandatory or expedited site-specific time frames referenced in N.J.A.C. 7:26C-3 will be met. Client acknowledges and understands that the above list is not exhaustive and HCI or the LSRP may have other statutory and regulatory notification requirements. Statutory and regulatory notification requirements may change over time. Client further acknowledges and understands that the LSRP's obligation to notify the NJDEP are independent of the LSRP's retention by Client, and the LSRP will still be required to notify the NJDEP and the LSRP Board of any event that requires notification that arises before the LSRP is discharged even if Client discharges the LSRP or the LSRP discharges himself or herself prior to providing the notification. Client agrees that the LSRP may notify the NJDEP in any circumstance if notification is required under any applicable statutes, rules, regulations or guidance documents. The LSRP is not assuming responsibility for, nor will it be liable for, the Client's obligations to report to or notify the NJDEP as required under any applicable statutes, rules, regulations or guidance documents.
 - c. **Document Retention/Destruction.** HCI and the LSRP is only obligated to maintain copies of all information related to the Site and the LSRP's services, including without limitation reports, data, drafts, and correspondence (the "Files") for the period required under the SRRA and the NJDEP rules, as that period may be shortened by regulatory changes (the "Document Retention Period"). Client agrees that upon the expiration of the Document Retention Period, HCI and the LSRP will have the right to permanently destroy, delete or dispose of all Files, without prior notice to Client.
 - d. **Disclosure of Information.** HCI and the LSRP are required to provide copies of certain Files to the NJDEP, and Client acknowledges and understands that any Files provided to or generated by the LSRP may become part of the public record, and will be submitted to the NJDEP as required. If Client has a claim that any of the Files are confidential, it must notify HCI and the LSRP in writing. Claims of confidentiality may be subject to the NJDEP's determination as to confidentiality. HCI and the LSRP make no guarantee, warranty or representation that Files designated as confidential by Client will not be disclosed to the NJDEP or other third parties. Client also acknowledges and agrees that HCI and the LSRP may disclose the Files pursuant to any other requirements of law, subpoena or court order, or to the LSRP Licensing Board or third party board with whom the LSRP is required to cooperate by way of statute, rule or condition of the LSRP's license. In the event of a subpoena issued to HCI or the LSRP demanding the production of documents or other tangible things, such as, without limitation, the Files, the LSRP shall have no obligation to defend, file a motion to quash, or otherwise seek to limit or restrict the subpoena or



the documents, Files or things demanded. It shall be the Client's sole obligation, cost and expense to defend, file a motion to quash, otherwise seek to limit or restrict the subpoena, or to comply with any subpoena.

- e. **Discharge of LSRP.** The Client may discharge the LSRP at Client's sole option. The LSRP may also discharge himself or herself in the LSRP's sole discretion. In the event the LSRP is discharged or its services are terminated, whether by Client or the LSRP, prior to the issuance of a Response Action Outcome Letter, the LSRP is obligated to notify the NJDEP within fifteen (15) days.
 - f. **Response Action Outcome.** If the remediation is performed pursuant to NJDEP requirements and under the LSRP program and SRRA, the LSRP may issue a Response Action Outcome ("RAO"), which may be subject to certain conditions and limitations. In such event, the Client is responsible for compliance with all continuing obligations to satisfy the conditions of the RAO. The Client acknowledges and understands that the issuance of any RAO does not constitute any form of guarantee, warranty, indemnity or insurance for any liability or obligations of the Client. The Client further acknowledges and understands that failure to comply with any of the RAO conditions and limitations may result in the NJDEP invalidating the RAO, and issuing fines, penalties, or initiating enforcement actions.
 - g. **NJDEP Audit and Review.** Under the SRRA, the NJDEP and the LSRP Board has the right and obligation to conduct reviews and audits of reports, forms, data, information, and other work performed by LSRPs. Reviews and audits may be conducted randomly. NJDEP or LSRP Board review or audit does not imply that the Services were deficient or that they were not performed in accordance with applicable statutes and rules in effect at the time the Services were performed. Client agrees that HCI and the LSRP shall not be liable to Client if further testing, investigation, remediation or other work is requested or required after a review or audit.
 - h. **HCI and LSRP Opinion.** The Client recognizes that HCI's and the LSRP's opinions will include professional judgments based on available data and limited information. HCI and the LSRP will recommend actions based upon their professional judgment and applicable statutes, regulations and guidance documents. The Client acknowledges and understands that (i) any conclusions or opinions rendered by HCI or the LSRP will be based on the LSRP's independent professional judgment and the investigations, tests, analyses, data, information, supervision or other services that the LSRP determines to be necessary or appropriate in order to establish a basis for its conclusions or opinions, (ii) LSRPs, consultants, other professionals, state agencies or third parties may have differences of opinion regarding environmental investigation, assessment, analysis or remediation, and (iii) additional testing, investigations or remediation services may be required by the NJDEP or others, regardless of whether the LSRP's services have been performed in accordance with the standard of care. The Client acknowledges and agrees that HCI and the LSRP are not responsible to the Client or any third party for costs resulting from different recommendations or conclusions by another LSRP, party or the NJDEP.
 - i. **Mandatory and Regulatory Timeframes.** NJDEP rules created mandatory and regulatory timeframes for specific investigation and remediation requirements. Client has the obligation to meet these timeframes. If the timeframes are not met, the NJDEP may issue or impose fines or penalties. Client's failure to meet regulatory or mandatory timeframes may result in direct oversight of the remediation by the NJDEP. If the remediation is subject to NJDEP direct oversight, additional oversight fees may be imposed by the NJDEP. Client is responsible for the payment of NJDEP oversight fees. HCI will advise the Client of timeframes and actions necessary to meet the timeframes established by NJDEP. However, HCI is not responsible and assumes no liability for Client's obligation to meet the timeframes. HCI is also not responsible and assumes no liability for delays in approving and proceeding with the LSRP's recommendations or in payment of the Services which could delay the completion of the Services and impair the ability of Client to meet the timeframes. Client agrees that HCI will not be held responsible or liable for any penalties, costs, fees, fines, or other financial impacts Client incurs as a result of Client missing any timeframes or the NJDEP's direct oversight.
20. **Not Legal Advice.** We are not attorneys and the Services do not include the analysis of Client's legal rights, liabilities or exposure. You may wish to consult environmental legal counsel concerning the Site.
21. **Headings.** The headings used in this agreement are for convenience of reference only and shall not affect the construction of or be taken into consideration in interpreting this Agreement.
22. **Authority.** The Parties represent and warrant that they have the full right, power and authority to enter into and deliver this Agreement; that each individual signing this Agreement on behalf of the Party is fully authorized to do so; and that this Agreement is enforceable in accordance with its terms.
23. **Entire Agreement.** This Agreement is the entire agreement between the parties with respect to the subject matter hereof and supersedes any prior agreements, understandings, or representations with respect thereto. Any addition or modification to this Agreement must be made in writing and signed by authorized representatives of both parties.
24. **Governing Law.** This Agreement shall be interpreted, governed, and construed under the laws of the State of New Jersey and any cause of action, claim or proceeding regarding this Agreement must be brought in the Superior Court of New Jersey, unless the parties otherwise agree in writing to an alternative forum for dispute resolution.
25. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, with the same effect as if the signatures thereto were on the same instrument. Signed copies received by facsimile, electronic mail or other forms of electronic correspondence will be accepted and treated as if original signatures.



26. **No Assignment.** This Agreement shall not be assignable by Client or HCI without the prior written consent of the other party; however this provision shall not prohibit any assignment made by merger, consolidation or operation of law or to a person or entity who succeeds to all or substantially all of such party's assets.
27. **Construction.** This Agreement is the product of informed negotiations between the parties, and if any part of this Agreement is deemed to be unclear or ambiguous, it shall be construed as if it were drafted jointly by HCI and Client.
28. **Binding.** This Agreement shall be binding and inure to the benefit of HCI and Client and each of their respective heirs, successors and assigns.
29. **Severability.** If any of the provisions of this Agreement are found to be unenforceable by a court of competent jurisdiction, the remainder shall be enforced as fully as possible and the unenforceable provision(s) shall be deemed modified to the limited extent required to permit enforcement of the provision and the Agreement as a whole.

Feel free to contact me if you have questions or need additional information.

Sincerely,
HYDROTECHNOLOGY CONSULTANTS, INC.



Maria Coler, LSRP
CEO and Founder

Reviewed and approved by:
JERSEY CITY REDEVELOPMENT AGENCY

Print Name

Signature



Mr. Robert Napiorski
November 30, 2020
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Table 1: Breakdown of Estimated Cost
199 Stegman Street--Jersey City, New Jersey

Scope	Description	Quantity	Rate	Total
	Field Investigation			
	Project Manager - Level I	4 hours	\$ 115.00 /hour	\$ 460.00
	Field Supplies	1 day	\$ 50.00 /day	\$ 50.00
	PID Rental	1 day	\$ 117.60 /day	\$ 117.60
	TCL/TAL	2 samples	\$ 648.00 /sample	\$ 1,296.00
	EPH	2 samples	\$ 90.00 /sample	\$ 180.00
	GPR Survey	1 half day	\$ 1,020.00 /half day	\$ 1,020.00
	Summary			
	Project Manager - Level I	8 hours	\$ 115.00 /hour	\$ 920.00
	Data Management and Analysis	4 hours	\$ 115.00 /hour	\$ 460.00
	LSRP Review	3 hours	\$ 250.00 /hour	\$ 750.00

Note:

Please note that this estimate is for budgetary purposes only. Actual charges will be determined by conditions encountered in the field and billed on a time and material basis.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BEE'S CONSTRUCTION, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN STREET WITHIN THE TURNKEY REDEVELOPMENT AREA

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

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

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

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

WHEREAS, on March 19, 2019, the Board of Commissioners of the Agency adopted Resolution No. 19-03-16 conditionally designating Bee's Construction, LLC (the "**Redeveloper**") as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 20-08-14 adopted on August 18, 2020; 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, at the sole discretion of the Agency's Executive Director 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 expiration date may be extended if necessary, at 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 their Regular Meeting of December 15, 2020.


Diana H. Jeffrey, Secretary

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

REVISIONS				
DATE	BY	DESCRIPTION	BLOCK	LOT
05/20/09	DOONATO, A. ANDRON	2509		

SEE SHEET 250



VAN CLEEF ST.

STEGMAN

STREET

SEE SHEET 249

DR. MARTIN LUTHER KING DR.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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25101

15
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1
CRSPT
BL 107
SCH 101

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OCEAN AVENUE

SEE SHEET 252

DWIGHT

STREET

VAN CLEEF ST.

SEE SHEET 258

SEE SHEET 256

SEE SHEET 257

AKK - CDA/ENH/7/23/06

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DI DONATO, CTA AND
ASSIGNED SERIAL NUMBER 950

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, BRIDGE TOWN TOWNSHIP
NEW JERSEY, 07748
TOWN OF JERSEY CITY, ALL OF PAGE 250

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING THE WITHIN LAW FIRMS AND AUTHORIZING THE AWARD OF SPECIAL LEGAL CONTRACTS WITH APRUZZESE, McDERMOTT, MASTRO & MURPHY, P.C.; ARCHER & GREINER, PC; CASTANO QUIGLEY, LLC; ERIC M. BERNSTEIN & ASSOCIATES, LLC; FLORIO KENNY RAVAL, LLP; GLUCK WALRATH, LLP; KINNEY, LISOVICZ, REILLY & WOLFF PC; LAW OFFICES OF WANDA CHIN MONAHAN LLC; AND McMANIMON, SCOTLAND & BAUMANN, LLC TO PROVIDE PROFESSIONAL LEGAL SERVICES

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of firms to provide legal services in connection with certain projects throughout the City (the "**Legal Services**"); and

WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.*, on November 23, 2020 the Agency issued a Request for Qualifications ("**RFQ**") for the Legal Services; and

WHEREAS, the Agency received numerous responses to the RFQ, all of which were reviewed and evaluated by Agency staff; and

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

1. Apruzzese, McDermott, Mastro & Murphy, P.C. of Warren, NJ;
2. Archer & Greiner, PC of Red Bank, NJ;
3. Castano Quigley, LLC of Fairfield, NJ;
4. Eric M. Bernstein & Associates, LLC of Warren, NJ;
5. Florio Kenny Raval, LLP of Lyndhurst, NJ;
6. GluckWalrath, LLP of Freehold, NJ;
7. Kinney, Lisovicz, Reilly & Wolff PC of Parsippany, NJ;
8. Law Offices of Wanda Chin Monahan LLC of Westfield, NJ; and
9. McManimon, Scotland & Baumann, LLC of Roseland, NJ;

WHEREAS, the qualification term will be one (1) year, with fees for the Legal Services varying from project to project as more particularly defined in the RFQ; and

WHEREAS, the Agency wishes to enter into professional services agreements with each of the qualified legal service providers for a term of one (1) year in accordance

with the rates set forth in the respective proposals submitted by each legal service provider, and each contract not to exceed the following amounts:

1. Apruzzese, McDermott, Mastro & Murphy, P.C. of Warren, NJ – \$50,000
2. Archer & Greiner, PC of Red Bank, NJ – \$50,000
3. Castano Quigley, LLC of Fairfield, NJ – \$50,000
4. Eric M. Bernstein & Associates, LLC of Warren, NJ – \$50,000
5. Florio Kenny Raval, LLP of Lyndhurst, NJ - \$50,000
6. GluckWalrath, LLP of Freehold, NJ – \$50,000
7. Kinney, Lisovicz, Reilly & Wolff PC of Parsippany, NJ – \$50,000
8. Law Offices of Wanda Chin Monahan LLC of Westfield, NJ – \$50,000
9. McManimon, Scotland & Baumann, LLC of Roseland, NJ – \$175,000

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

WHEREAS, the Legal Services are of a professional nature as to come within the purview of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, as being a contract for rendition of professional services and is therefore exempt from public bidding; and

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

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

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

Section 2. The above-listed firms are hereby approved and qualified for one (1) year from the date hereof to enter into professional services agreement(s) with the Agency to provide the Legal Services as identified in the RFQ.

Section 3. The Board of Commissioners hereby authorizes a professional services agreement with McManimon, Scotland & Baumann, LLC for a term of one (1) year, payable at the rates set forth in the proposal submitted by McManimon, Scotland & Baumann, LLC in response to the RFQ, and for a contract amount not to exceed One Hundred and Seventy-Five Thousand Dollars (\$175,000.00) for non-escrow related service. Services paid thru escrows will be in accordance with the professional services agreement.

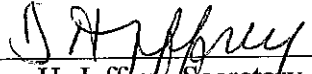
Section 4. The Board of Commissioners hereby authorizes professional services agreements with Apruzzese, McDermott, Mastro & Murphy, P.C.; Archer & Greiner, PC; Castano Quigley, LLC; Eric M. Bernstein & Associates, LLC; Florio Kenny Raval, LLP; GluckWalrath, LLP; Kinney, Lisovicz, Reilly & Wolff PC; and Law Offices of Wanda Chin Monahan LLC, each for a term of one (1) year, each payable at the rates

set forth in their respective proposals submitted in response to the RFQ, and each for a contract amount not to exceed Fifty Thousand Dollars (\$50,000.00).

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

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 December 15, 2020.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING
THE ANNUAL MEETING SCHEDULE AND DESIGNATING
OFFICIAL NEWSPAPERS**

BE IT RESOLVED by the Jersey City Redevelopment Agency (the "Agency"), that the following matters are hereby determined in accordance with the provisions of the Open Public Meetings Act, *N.J.S.A. 10:4-6 et seq.*:

Section 1. The regular meetings of the Agency shall be held virtually via Zoom, until otherwise decided by the Board of Commissioners of the Agency, on the third Tuesday of each month at 6:00 p.m., unless otherwise noted. The meeting dates for the balance of the 2021 calendar year and the beginning of 2022 are as follows:

February 16, 2021

March 16, 2021

April 20, 2021

May 18, 2021

June 15, 2021

July 20, 2021

August 17, 2021

September 21, 2021

October 19, 2021

November 9, 2021

*December 21, 2021 (Meeting begins at 5:00 p.m.)

January 18, 2022

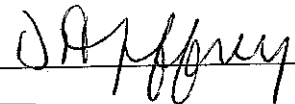
Section 2. The Agency hereby designates the following newspapers as newspapers in which its official notices may appear: The Hudson Reporter, The Jersey Journal, and The Star Ledger.

Section 3. A certified copy of this Resolution shall be posted within seven (7) days after the date of adoption in the offices of the Agency, located at 66 York Street, Floor 3, Jersey City, New Jersey, and the offices of the City of Jersey City, located at 280 Grove Street, Jersey City, New Jersey, and mailed by the Secretary to the newspapers identified in Section 2, and filed with the Clerk of the City of Jersey City.

Section 4. A copy of this Resolution shall be available for public inspection at the offices of the Agency.

Section 5. 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 December 15, 2020.



Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
DECEMBER 15, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency has received copies of the Accounts/Invoices Payable List as of December 15, 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 December 15, 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 December 15, 2020

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

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CITY OF JERSEY CITY	12/8/2020	11/12/2020	346973	Taxes - 826 Ocean Ave, Block 19602, Lot 31	\$1,802.02	\$0.00		\$1,802.02
CITY OF JERSEY CITY				Totals for CITY OF JERSEY CITY:	\$1,802.02	\$0.00		\$1,802.02
				GRAND TOTALS:	\$1,802.02	\$0.00		\$1,802.02

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 (12/8/2020)
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
PRIORE CONSTRUCTION SERVICES								
PRIORE CONSTRUCTION SERVICES	12/15/2020	10/27/2020	ESCROW	Return of Escrow - 9 Myrtle Avenue	\$12,255.42	\$0.00		\$12,255.42
				Totals for PRIORE CONSTRUCTION SERVICES:	\$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 (12/15/2020)
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
66 YORK STREET, LLC								
66 YORK STREET, LLC	12/15/2020	12/8/2020	January 2021	Electric Utility Payment - 66 York St	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	12/15/2020	12/8/2020	January 2021	Operating Expenses - 66 York St	\$273.94	\$0.00		\$273.94
66 YORK STREET, LLC	12/15/2020	12/8/2020	January 2021	Office Rent - 66 York St	\$10,027.54	\$0.00		\$10,027.54
				Totals for 66 YORK STREET, LLC:	\$10,950.00	\$0.00		\$10,950.00
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	12/15/2020	11/18/2020	November 2020	Scaffold Services at 84 Sip Avenue	\$2,550.00	\$0.00		\$2,550.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$2,550.00	\$0.00		\$2,550.00
AFLAC								
AFLAC	12/15/2020	12/1/2020	December 2020	Employee Deductions per Payroll	\$1,006.20	\$0.00		\$1,006.20
				Totals for AFLAC:	\$1,006.20	\$0.00		\$1,006.20
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	12/15/2020	7/6/2020	4191114	Legal Services - Ash Street Redevelopment	\$1,237.50	\$0.00		\$1,237.50
ARCHER & GREINER, P.C.	12/15/2020	1/3/2020	4201563	Legal Services - LMD #13 Urban Renewal to I	\$16,864.00	\$0.00		\$16,864.00
ARCHER & GREINER, P.C.	12/15/2020	1/3/2020	4201564	Legal Services- Ash Street Redevelopment	\$558.00	\$0.00		\$558.00
ARCHER & GREINER, P.C.	12/15/2020	1/3/2020	4201570	Legal Services - Thomas McGovern Land Urb	\$1,891.00	\$0.00		\$1,891.00
ARCHER & GREINER, P.C.	12/15/2020	1/3/2020	4201571	Legal Services - General Representation	\$2,112.90	\$0.00		\$2,112.90
ARCHER & GREINER, P.C.	12/15/2020	1/3/2020	4201574	Legal Services- York Street & West Sub-Rede	\$899.00	\$0.00		\$899.00
ARCHER & GREINER, P.C.	12/15/2020	1/3/2020	4201567	Legal Services - 61-63 Sip Avenue	\$11,742.00	\$0.00		\$11,742.00
ARCHER & GREINER, P.C.	12/15/2020	1/3/2020	4201575	Legal Services- Pegasus / 100 Colden	\$651.00	\$0.00		\$651.00
				Totals for ARCHER & GREINER, P.C.:	\$35,955.40	\$0.00		\$35,955.40
BLACKBAUD FUNDWARE								
BLACKBAUD FUNDWARE	12/15/2020	12/4/2020	92004979	Financial System - Renewal Invoice Jan 2021-	\$3,121.80	\$0.00		\$3,121.80
				Totals for BLACKBAUD FUNDWARE:	\$3,121.80	\$0.00		\$3,121.80
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	12/15/2020	11/30/2020	5022	Environmental Support Services for Grand Je	\$1,407.50	\$0.00		\$1,407.50
BROWNFIELD REDEVELOPMENT S	12/15/2020	11/30/2020	5023	Oversight & Mgmt Services for EPA Haz. Su	\$616.25	\$0.00		\$616.25
BROWNFIELD REDEVELOPMENT S	12/15/2020	11/30/2020	5024	Oversight & Mngt Services for EPA Revolvln	\$337.50	\$0.00		\$337.50
BROWNFIELD REDEVELOPMENT S	12/15/2020	11/30/2020	5025	Oversight & Mgmt Services for EPA Petro. A	\$295.00	\$0.00		\$295.00
BROWNFIELD REDEVELOPMENT S	12/15/2020	11/19/2020	5026	Oversight & Mgmt Services for EPA Multipu	\$2,516.25	\$0.00		\$2,516.25
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$5,172.50	\$0.00		\$5,172.50
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	12/15/2020	10/31/2020	764-10.20	Environmental Services at Ocean & Dwight	\$1,095.39	\$0.00		\$1,095.39
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$1,095.39	\$0.00		\$1,095.39
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	12/15/2020	9/27/2020	September	Expense Reimbursement - Zoom	\$90.84	\$0.00		\$90.84
CHRISTOPHER FIORE	12/15/2020	10/27/2020	December	Expense Reimbursement - Zoom	\$90.86	\$0.00		\$90.86
				Totals for CHRISTOPHER FIORE:	\$181.70	\$0.00		\$181.70

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
CITY OF JERSEY CITY								
CITY OF JERSEY CITY	12/15/2020	12/8/2020	Land	Land Sale Proceeds 2020	\$2,833,333.00	\$0.00		\$2,833,333.00
				Totals for CITY OF JERSEY CITY:	\$2,833,333.00	\$0.00		\$2,833,333.00
CME ASSOCIATES								
CME ASSOCIATES	12/15/2020	8/14/2020	0265763	Engineering Services - Berry Lane Park - Skat	\$3,271.50	\$0.00		\$3,271.50
CME ASSOCIATES	12/15/2020	11/13/2020	0270308	Engineering Services - Berry Lane Park - Pavi	\$1,851.00	\$0.00		\$1,851.00
CME ASSOCIATES	12/15/2020	11/13/2020	0270309	Engineering Services - Berry Lane Park - Skat	\$445.00	\$0.00		\$445.00
				Totals for CME ASSOCIATES:	\$5,567.50	\$0.00		\$5,567.50
COMCAST								
COMCAST	12/15/2020	10/28/2020	354-3345680	66 York St - Business Internet and Cable	\$127.02	\$0.00		\$127.02
COMCAST	12/15/2020	11/5/2020	354-3697536	25 Journal Sq - Business Internet	\$199.27	\$0.00		\$199.27
				Totals for COMCAST:	\$326.29	\$0.00		\$326.29
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	12/15/2020	11/10/2020	December	Maintenance Fee	\$150.84	\$0.00		\$150.84
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$150.84	\$0.00		\$150.84
DIANA JEFFREY								
DIANA JEFFREY	12/15/2020	11/16/2020	Nov - Misc	Expense Reimbursement - Laptop Antivirus	\$149.26	\$0.00		\$149.26
DIANA JEFFREY	12/15/2020	10/13/2020	Oct-2020	Dental Reimbursement	\$148.00	\$0.00		\$148.00
DIANA JEFFREY	12/15/2020	11/13/2020	Nov-2020	Dental Reimbursement	\$148.00	\$0.00		\$148.00
				Totals for DIANA JEFFREY:	\$445.26	\$0.00		\$445.26
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	12/15/2020	11/19/2020	Nov-2020	Home-Office Expense Reimbursement	\$138.40	\$0.00		\$138.40
				Totals for ELIZABETH VASQUEZ:	\$138.40	\$0.00		\$138.40
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	12/15/2020	10/31/2020	October 2020	Legal Advertising	\$99.79	\$0.00		\$99.79
EVENING JOURNAL ASSOCIATION	12/15/2020	10/31/2020	October 2020	Legal Advertising	\$628.88	\$0.00		\$628.88
				Totals for EVENING JOURNAL ASSOCIATION:	\$728.67	\$0.00		\$728.67
FEDERAL EXPRESS								
FEDERAL EXPRESS	12/15/2020	11/9/2020	7-175-22628	Overnight Deliveries	\$73.55	\$0.00		\$73.55
FEDERAL EXPRESS	12/15/2020	11/16/2020	7-182-53078	Overnight Deliveries	\$59.85	\$0.00		\$59.85
FEDERAL EXPRESS	12/15/2020	11/23/2020	7-189-91165	Overnight Deliveries	\$59.85	\$0.00		\$59.85
FEDERAL EXPRESS	12/15/2020	11/30/2020	7-197-40691	Overnight Deliveries	\$44.82	\$0.00		\$44.82
				Totals for FEDERAL EXPRESS:	\$238.07	\$0.00		\$238.07
FUSION CREATIVE								
FUSION CREATIVE	12/15/2020	11/15/2020	3064	Quarterly Billing Cycle 10/1/20-12/31/20 & A	\$500.00	\$0.00		\$500.00
				Totals for FUSION CREATIVE:	\$500.00	\$0.00		\$500.00
GLUCK WALRATH LLP								

Jersey City Redevelopment Agency Cash Requirements Report

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GLUCK WALRATH LLP	12/15/2020	11/25/2020	45011	Legal Services - APRA	\$2,450.00	\$0.00		\$2,450.00
GLUCK WALRATH LLP	12/15/2020	11/25/2020	45013	Legal Services - 201 New York Avenue	\$275.00	\$0.00		\$275.00
GLUCK WALRATH LLP	12/15/2020	11/25/2020	45014	Legal Services - 92-94 Stegman Street	\$412.50	\$0.00		\$412.50
GLUCK WALRATH LLP	12/15/2020	11/25/2020	45015	Legal Services - 97-99 Dwight Street	\$660.00	\$0.00		\$660.00
GLUCK WALRATH LLP	12/15/2020	11/25/2020	45016	Legal Services - Bright & Varick UR Co., LL	\$52.50	\$0.00		\$52.50
GLUCK WALRATH LLP	12/15/2020	11/25/2020	45018	Legal Services - 51 Crescent Avenue	\$87.50	\$0.00		\$87.50
GLUCK WALRATH LLP	12/15/2020	11/25/2020	45019	Legal Services - Whitlock Mills	\$880.00	\$0.00		\$880.00
GLUCK WALRATH LLP	12/15/2020	11/25/2020	45020	Legal Services - Sci Tech Scity	\$110.00	\$0.00		\$110.00
GLUCK WALRATH LLP	12/15/2020	11/25/2020	45017	Legal Services - 454 Palisade Avenue	\$275.00	\$0.00		\$275.00
				Totals for GLUCK WALRATH LLP:	\$5,202.50	\$0.00		\$5,202.50
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	12/15/2020	11/25/2020	80416	Recording Fee - MDW RE & Acquisition, LL	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/15/2020	11/9/2020	85155	Recording Fee - Beloved Comm Charter Scho	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/15/2020	11/18/2020	83009	Recording Fee - One Grove Property- Covenant	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/15/2020	11/25/2020	83002	Recording Fee - HC West Campus II UR- Cov	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/15/2020	11/25/2020	83005	Recording Fee - Wallabout Realty- Covenant	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/15/2020	11/18/2020	83012	Recording Fee - 374 Communipaw- Covenant	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/15/2020	10/23/2020	80409	Recording Fee- Raj Patel / 454 Palisade Ave-	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/15/2020	10/23/2020	80392	Recording Fee- Garden State Episcopal- Ame	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER:	\$264.00	\$0.00		\$264.00
INSTITUTE FOR PROFESSIONAL DEVELOPMENT (IPD)								
INSTITUTE FOR PROFESSIONAL DE	12/15/2020	11/17/2020	12/3/20	Webinar - Leaders & Managers	\$50.00	\$0.00		\$50.00
INSTITUTE FOR PROFESSIONAL DE	12/15/2020	11/20/2020	317	Webinars - Misc Webinars (3)	\$150.00	\$0.00		\$150.00
				Totals for INSTITUTE FOR PROFESSIONAL DEVELOPMENT (IPD):	\$200.00	\$0.00		\$200.00
INTEGRA REALTY RESOURCES - NORTHERN NJ								
INTEGRA REALTY RESOURCES - NC	12/15/2020	11/17/2020	204-2018-0105	Appraisal Services - 125 Monitor	\$5,200.00	\$0.00		\$5,200.00
				Totals for INTEGRA REALTY RESOURCES - NORTHERN NJ:	\$5,200.00	\$0.00		\$5,200.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORI	12/15/2020	11/13/2020	30308307348913	Water & Sewer - 25 Journal Sq - 3030830734	\$32.43	\$0.00		\$32.43
JC MUNICIPAL UTILITIES AUTHORI	12/15/2020	11/13/2020	30302233340000	Water & Sewer - 36-44 Actua St - 3030223334	\$18.77	\$0.00		\$18.77
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$51.20	\$0.00		\$51.20
JESAMIL LOZANO								
JESAMIL LOZANO	12/15/2020	11/11/2020	Dental	Dental Reimbursement - Self	\$90.00	\$0.00		\$90.00
				Totals for JESAMIL LOZANO:	\$90.00	\$0.00		\$90.00
JOHNSTON COMMUNICATIONS								
JOHNSTON COMMUNICATIONS	12/15/2020	11/30/2020	60836	Service Call for Phone Systems	\$350.00	\$0.00		\$350.00
				Totals for JOHNSTON COMMUNICATIONS:	\$350.00	\$0.00		\$350.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	12/15/2020	1/1/2020	14636	Legal Services-General Representation-Period	\$1,133.50	\$0.00		\$1,133.50

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KINNEY LISOVICZ REILLY & WOLF	12/15/2020	1/7/2020	14943	Legal Services-General Representation-Period	\$3,663.09	\$0.00		\$3,663.09
KINNEY LISOVICZ REILLY & WOLF	12/15/2020	2/5/2020	15174	Legal Services-General Representation-Period	\$652.50	\$0.00		\$652.50
KINNEY LISOVICZ REILLY & WOLF	12/15/2020	10/7/2020	18171	Legal Services-General Representation-Period	\$2,117.50	\$0.00		\$2,117.50
KINNEY LISOVICZ REILLY & WOLF	12/15/2020	11/5/2020	18541	Legal Services-General Representation-Period	\$560.00	\$0.00		\$560.00
KINNEY LISOVICZ REILLY & WOLF	12/15/2020	11/5/2020	18542	Legal Services - JCRA v Crazy Greek- Period	\$87.50	\$0.00		\$87.50
KINNEY LISOVICZ REILLY & WOLF	12/15/2020	11/5/2020	18543	Legal Services-General Representation-Period	\$2,380.00	\$0.00		\$2,380.00
KINNEY LISOVICZ REILLY & WOLF	12/15/2020	11/5/2020	18544	Legal Services - JCRA v JC Capital Fund- Pe	\$63.87	\$0.00		\$63.87
KINNEY LISOVICZ REILLY & WOLF	12/15/2020	11/5/2020	18545	Legal Services - JCRA v Urban League- Perio	\$175.00	\$0.00		\$175.00
				Totals for KINNEY LISOVICZ REILLY & WOLF PC:	\$10,832.96	\$0.00		\$10,832.96
LABRON COLLINS								
LABRON COLLINS	12/15/2020	11/24/2020	Dental	Dental Reimbursement- November 2020	\$1,067.50	\$0.00		\$1,067.50
				Totals for LABRON COLLINS:	\$1,067.50	\$0.00		\$1,067.50
LM PLAZA 4A PARKING LLC								
LM PLAZA 4A PARKING LLC	12/15/2020	12/4/2020	November 2020	Monthly Rent 2 New Cards- Monthly No. 17	\$462.84	\$0.00		\$462.84
LM PLAZA 4A PARKING LLC	12/15/2020	12/1/2020	4814	Monthly Rent- December 2020 No. 1701	\$3,730.48	\$0.00		\$3,730.48
				Totals for LM PLAZA 4A PARKING LLC:	\$4,193.32	\$0.00		\$4,193.32
MARYPAT NOONAN								
MARYPAT NOONAN	12/15/2020	11/12/2020	Dental	Dental Reimbursement	\$198.00	\$0.00		\$198.00
				Totals for MARYPAT NOONAN:	\$198.00	\$0.00		\$198.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176791	Legal Services- Berry Lane Park	\$3,641.47	\$0.00		\$3,641.47
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176792	Legal Services - 125 Monitor Street	\$7,874.00	\$0.00		\$7,874.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176793	Legal Services - Argent Venture/Johnson Vie	\$6,293.00	\$0.00		\$6,293.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176794	Legal Services - 25 Journal Square / Pathside	\$2,537.50	\$0.00		\$2,537.50
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176795	Legal Services - Actua Monmouth	\$3,348.00	\$0.00		\$3,348.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176796	Legal Services - 8 Aetna	\$2,294.00	\$0.00		\$2,294.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176798	Legal Services- Brandywine	\$13,020.00	\$0.00		\$13,020.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176799	Legal Services- Tonnelle Avenue / Daylight T	\$2,945.00	\$0.00		\$2,945.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176800	Legal Services - Nandar-Homestead	\$2,821.00	\$0.00		\$2,821.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176801	Legal Services - One Journal Square/Kushner I	\$10,137.50	\$0.00		\$10,137.50
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176802	Legal Services- 284 MLK Drive	\$2,666.00	\$0.00		\$2,666.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176803	Legal Services- 8 Erie Street Litigation	\$3,132.50	\$0.00		\$3,132.50
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176804	Legal Services - 311 Washington Condos	\$4,270.00	\$0.00		\$4,270.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176805	Legal Services - 168 Slip Avenue	\$5,788.20	\$0.00		\$5,788.20
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176806	Legal Services - Bayfront - Pennrose/Omni	\$2,139.00	\$0.00		\$2,139.00
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176904	Legal Services - 25 Christopher Columbus/PH	\$2,728.00	\$0.00		\$2,728.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$75,635.17	\$0.00		\$75,635.17
METLIFE								
METLIFE	12/15/2020	12/8/2020	January 2021	Deferred Salary Per Pay Period Ending	\$450.00	\$0.00		\$450.00
METLIFE	12/15/2020	12/8/2020	January 2021	Deferred Salary Per Pay Period Ending	\$450.00	\$0.00		\$450.00
				Totals for METLIFE:	\$900.00	\$0.00		\$900.00

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ML, INC.								
ML, INC.	12/15/2020	12/3/2020	13	Berry Lane Park/Phave VI- Pavilion & Site I	\$60,391.17	\$0.00		\$60,391.17
				Totals for ML, INC.:	\$60,391.17	\$0.00		\$60,391.17
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	12/15/2020	12/8/2020	January 2021	Storage at Day St - Rent	\$700.00	\$0.00		\$700.00
				Totals for MOISHE'S MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
Nay's Cleaning Company LLC								
Nay's Cleaning Company LLC	12/15/2020	11/8/2020	27	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	12/15/2020	11/15/2020	28	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	12/15/2020	11/22/2020	29	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	12/15/2020	11/29/2020	30	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
Nay's Cleaning Company LLC	12/15/2020	12/6/2020	31	Cleaning & Supplies for 66 York Street	\$1,350.00	\$0.00		\$1,350.00
				Totals for Nay's Cleaning Company LLC:	\$6,750.00	\$0.00		\$6,750.00
Peter Waldor & Associates								
Peter Waldor & Associates	12/15/2020	11/6/2020	25976	Property Contents Insurance - 66 York Street	\$791.75	\$0.00		\$791.75
				Totals for Peter Waldor & Associates:	\$791.75	\$0.00		\$791.75
PHILLIPS,PREISS GRYGIEL, LLC								
PHILLIPS,PREISS GRYGIEL, LLC	12/15/2020	10/31/2020	32043	Relocation Assistance Services - 125 Monitor	\$225.00	\$0.00		\$225.00
				Totals for PHILLIPS,PREISS GRYGIEL, LLC:	\$225.00	\$0.00		\$225.00
PROPERTY MAINTENANCE GUYS								
PROPERTY MAINTENANCE GUYS	12/15/2020	11/9/2020	2299 & 2327	Demolition & Repairs at 292 MLK	\$3,435.00	\$0.00		\$3,435.00
				Totals for PROPERTY MAINTENANCE GUYS:	\$3,435.00	\$0.00		\$3,435.00
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/16/2020	70-451-417-18	Gas & Electric - 407 Ocean Av- HSE	\$34.91	\$0.00		\$34.91
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/16/2020	70-455-651-00	Gas & Electric - 405 Ocean Av- HSE	\$9.58	\$0.00		\$9.58
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/16/2020	75-202-784-18	Gas & Electric - 1 Berry LN FLD HSE 2	\$113.03	\$0.00		\$113.03
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/11/2020	42-497-031-18	Gas & Electric - 25 Journal Square	\$1,126.44	\$0.00		\$1,126.44
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$22.93	\$0.00		\$22.93
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$36.18	\$0.00		\$36.18
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$101.34	\$0.00		\$101.34
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$465.35	\$0.00		\$465.35
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$103.53	\$0.00		\$103.53
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$33.15	\$0.00		\$33.15
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$31.75	\$0.00		\$31.75
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$52.21	\$0.00		\$52.21
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$59.68	\$0.00		\$59.68
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$30.07	\$0.00		\$30.07
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	11/17/2020	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$35.39	\$0.00		\$35.39
PUBLIC SERVICE ELECTRIC & GAS	12/15/2020	1/29/2020	70-451-419-04	Gas & Electric - 407 Ocean Av- Floor 3	\$384.65	\$0.00		\$384.65

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RAMON PONCE				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$2,640.19	\$0.00		\$2,640.19
RAMON PONCE	12/15/2020	9/14/2020	Sept-2020	Dental Reimbursement - Self	\$76.92	\$0.00		\$76.92
RAMON PONCE	12/15/2020	10/13/2020	Oct-2020	Dental Reimbursement - Self	\$76.92	\$0.00		\$76.92
				Totals for RAMON PONCE:	\$153.84	\$0.00		\$153.84
ROBERT NAPIORSKI								
ROBERT NAPIORSKI	12/15/2020	12/9/2020	December 2020	Dental Reimbursement - Self	\$150.00	\$0.00		\$150.00
				Totals for ROBERT NAPIORSKI:	\$150.00	\$0.00		\$150.00
RUTGERS UNIVERSITY								
RUTGERS UNIVERSITY	12/15/2020	12/10/2020	Spring 2021	Municipal Capital & Trust Fund/Municipal U	\$2,259.00	\$0.00		\$2,259.00
				Totals for RUTGERS UNIVERSITY:	\$2,259.00	\$0.00		\$2,259.00
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-1	Lawn Maintenance & Trash Removal- 185 Dw	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-2	Lawn Maintenance & Trash Removal- 97-99 I	\$220.00	\$0.00		\$220.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-3	Lawn Maintenance & Trash Removal- 92-94 S	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-4	Lawn Maintenance & Trash Removal- 204 St	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-5	Lawn Maintenance & Trash Removal- 284 MI	\$160.00	\$0.00		\$160.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-7	Lawn Maintenance & Trash Removal- 314 MI	\$155.00	\$0.00		\$155.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-8	Lawn Maintenance & Trash Removal- 326-3	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-9	Lawn Maintenance & Trash Removal- 408-4	\$275.00	\$0.00		\$275.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-11	Lawn Maintenance & Trash Removal- 405-4	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-14	Lawn Maintenance & Trash Removal- Manila	\$600.00	\$0.00		\$600.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-15	Lawn Maintenance & Trash Removal- 550 Jo	\$355.00	\$0.00		\$355.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-16	Lawn Maintenance & Trash Removal- 84 Sip	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-17	Lawn Maintenance & Trash Removal- 180 Ni	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-19	Lawn Maintenance & Trash Removal- 174-1	\$650.00	\$0.00		\$650.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-21	Lawn Maintenance & Trash Removal- 336-3	\$205.00	\$0.00		\$205.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-23	Initial Lot Clean Up - Johnston Av/ Monitor &	\$760.00	\$0.00		\$760.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-26	Lawn Maintenance & Trash Removal - 612-6	\$490.00	\$0.00		\$490.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-6	Lawn Maintenance & Trash Removal- 292 MI	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-10	Lawn Maintenance & Trash Removal- 199 Wc	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-12	Lawn Maintenance & Trash Removal- 665 Oc	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-13	Lawn Maintenance & Trash Removal- 51 Cre	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-18	Lawn Maintenance & Trash Removal- 80 Bay	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-20	Lawn Maintenance & Trash Removal- 34-36 C	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-22	Lawn Maintenance & Trash Removal- 1054-	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-24	Lawn Maintenance & Trash Removal- 574 Co	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	12/15/2020	11/20/2020	8505-25	Lawn Maintenance & Trash Removal- 558 Co	\$275.00	\$0.00		\$275.00
				Totals for Silagy Contracting, LLC.:	\$7,395.00	\$0.00		\$7,395.00
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	12/15/2020	11/5/2020	October 2020	Miscellaneous Office Supplies- October 2020	\$1,085.41	\$0.00		\$1,085.41

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
STAPLES CREDIT PLAN	12/15/2020	12/4/2020	November 2020	Miscellaneous Office Supplies - November 2 Totals for STAPLES CREDIT PLAN:	\$185.96 \$1,271.37	\$0.00 \$0.00		\$185.96 \$1,271.37
THE HARTFORD								
THE HARTFORD	12/15/2020	12/8/2020	12133914	Yearly Renewal - Workers Compensation Totals for THE HARTFORD:	\$3,518.00 \$3,518.00	\$0.00 \$0.00		\$3,518.00 \$3,518.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	12/15/2020	11/6/2020	5012607798	Payment for Copier Lease - November 2020 Totals for TOSHIBA FINANCIAL SERVICES:	\$1,251.38 \$1,251.38	\$0.00 \$0.00		\$1,251.38 \$1,251.38
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	12/15/2020	11/5/2020	201837960	Annual Site Remediation Fee - Betz Brewery I Totals for TREASURER - STATE OF NEW JERSEY:	\$550.00 \$550.00	\$0.00 \$0.00		\$550.00 \$550.00
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	12/15/2020	11/30/2020	5731610	Water & Cooler Rental Totals for TWIN ROCKS SPRING WATER:	\$13.00 \$13.00	\$0.00 \$0.00		\$13.00 \$13.00
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	12/15/2020	11/5/2020	November 2020	Case/Property Mngt Services at 665 Ocean A Totals for UNITED WAY OF HUDSON COUNTY:	\$4,791.67 \$4,791.67	\$0.00 \$0.00		\$4,791.67 \$4,791.67
VERIZON								
VERIZON	12/15/2020	11/23/2020	9867745690	Agency Cell Phone Bill - December 2020 Totals for VERIZON:	\$130.08 \$130.08	\$0.00 \$0.00		\$130.08 \$130.08
VICTORIA BONNERS								
VICTORIA BONNERS	12/15/2020	11/20/2020	Dental	Dental Reimbursement	\$150.00	\$0.00		\$150.00
VICTORIA BONNERS	12/15/2020	11/23/2020	Dental	Dental Reimbursement Totals for VICTORIA BONNERS:	\$1,695.00 \$1,845.00	\$0.00 \$0.00		\$1,695.00 \$1,845.00
Wielkatz & Company, LLC.								
Wielkatz & Company, LLC.	12/15/2020	11/2/2020	20-00085-00905	CFO Services Rendered	\$7,500.00	\$0.00		\$7,500.00
Wielkatz & Company, LLC.	12/15/2020	11/2/2020	20-00085-00916	CFO Services Rendered	\$6,450.00	\$0.00		\$6,450.00
Wielkatz & Company, LLC.	12/15/2020	11/30/2020	20-00085-01006	CFO Services Rendered	\$3,950.00	\$0.00		\$3,950.00
Wielkatz & Company, LLC.	12/15/2020	11/30/2020	20-00085-01007	CFO Services Rendered	\$3,050.00	\$0.00		\$3,050.00
Wielkatz & Company, LLC.	12/15/2020	12/1/2020	20-00085-00975	CFO Services Rendered Totals for Wielkatz & Company, LLC.:	\$7,500.00 \$28,450.00	\$0.00 \$0.00		\$7,500.00 \$28,450.00
XEROX CORPORATION								
XEROX CORPORATION	12/15/2020	11/7/2020	011889781	Meter Usage / Printer Totals for XEROX CORPORATION:	\$191.27 \$191.27	\$0.00 \$0.00		\$191.27 \$191.27
GRAND TOTALS:					\$3,132,548.39	\$0.00		\$3,132,548.39

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 (12/15/2020)
Include all Post Statutes
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 Expires On	Discount Expires On	Net Amount Due
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	12/15/2020	11/19/2020	5027	Bayfront Sustainability - Progress Report	\$3,520.00	\$0.00		\$3,520.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$3,520.00	\$0.00		\$3,520.00
CME ASSOCIATES								
CME ASSOCIATES	12/15/2020	11/13/2020	0270310	Engineering Services - Bayfront Redevelopment	\$32,012.00	\$0.00		\$32,012.00
CME ASSOCIATES	12/15/2020	11/30/2020	0271469	Engineering Services - Bayfront Redevelopment	\$16,427.25	\$0.00		\$16,427.25
				Totals for CME ASSOCIATES:	\$48,439.25	\$0.00		\$48,439.25
FUSION CREATIVE								
FUSION CREATIVE	12/15/2020	11/15/2020	3065	Presentation Bayfront Website	\$1,894.40	\$0.00		\$1,894.40
				Totals for FUSION CREATIVE:	\$1,894.40	\$0.00		\$1,894.40
MATRIX DESIGN GROUP, INC								
MATRIX DESIGN GROUP, INC	12/15/2020	11/12/2020	28213	Bulkhead Consulting Svcs - Bayfront	\$2,475.00	\$0.00		\$2,475.00
				Totals for MATRIX DESIGN GROUP, INC:	\$2,475.00	\$0.00		\$2,475.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	12/15/2020	11/30/2020	176797	Legal Services - Bayfront/Honeywell	\$6,195.00	\$0.00		\$6,195.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$6,195.00	\$0.00		\$6,195.00
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	12/15/2020	9/30/2020	27282	Financial Advisory Services- Bayfront Redeve	\$1,725.00	\$0.00		\$1,725.00
				Totals for NW FINANCIAL GROUP, LLC:	\$1,725.00	\$0.00		\$1,725.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	12/15/2020	11/9/2020	20.627.10	Environmental Services - Bayfront	\$22,083.72	\$0.00		\$22,083.72
POTOMAC-HUDSON ENVIRONMEN	12/15/2020	12/4/2020	20.627.11	Environmental Services - Bayfront	\$10,545.00	\$0.00		\$10,545.00
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$32,628.72	\$0.00		\$32,628.72
SWA/Balsley Landscape Architects								
SWA/Balsley Landscape Architects	12/15/2020	10/19/2020	896	Professional Landscape/Architectural Svcs- Ba	\$42,500.00	\$0.00		\$42,500.00
				Totals for SWA/Balsley Landscape Architects:	\$42,500.00	\$0.00		\$42,500.00
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	12/15/2020	11/2/2020	20-00084-00917	CFO Services Rendered - Bayfront	\$1,200.00	\$0.00		\$1,200.00
				Totals for Wielkotz & Company, LLC.:	\$1,200.00	\$0.00		\$1,200.00
				GRAND TOTALS:	\$140,577.37	\$0.00		\$140,577.37

Jersey City Redevelopment Agency Cash Requirements Report INVESTORS BANK

Report name: Invoice Due Today-INVESTORS
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (12/15/2020)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes