

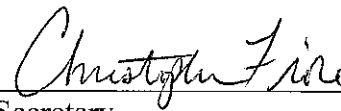
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

WHEREAS, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

WHEREAS, the matters to be discussed are : litigation, contract negotiations and personnel matters; and

WHEREAS, the results will be disclosed to the public upon settlement of any litigation matters which were discussed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency approving the Commissioners go into Executive Session to discuss certain matters including pending or potential litigation as well as personnel matters.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated July 20, 2021

<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 THE REGULAR REMOTE
PUBLIC MEETING OF JUNE 15, 2021**

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.



Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated July 20, 2021

<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				✓

#3

Pulled

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING AN EXTENSION OF THE LICENSE AND
RIGHT OF ENTRY AGREEMENT WITH THE JERSEY
CITY MUNICIPAL UTILITIES AUTHORITY WITH
RESPECT TO CERTAIN PROPERTY IDENTIFIED AS
BLOCK 21501, LOTS 18.01 AND 19.01, COMMONLY
KNOWN AS 880-884 GARFIELD AVENUE AND BLOCK
21510, LOT 2 COMMONLY KNOWN AS 824 GARFIELD
AVENUE WITHIN THE CANAL CROSSING
REDEVELOPMENT AREA**

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

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

WHEREAS, the Agency is the owner of certain real property along Carteret Avenue in Jersey City, New Jersey, more specifically identified as Block 21501, Lots 18.01 and 19.01 (Site 114) on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 880-884 Garfield Avenue, and Block 21510, Lot 2 (Site 132) on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 824 Garfield Avenue (the “**Property**”); and

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

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

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

WHEREAS, by Resolution No. 20-07-6, dated July 21, 2020, the Board of Commissioners of the Agency (the "**Board of Commissioners**") authorized the Agency to enter into that certain Grant of License and Right of Entry Agreement, dated August 6, 2020, with the JCMUA (the "**Access Agreement**") granting the JCMUA access to the Property during the pendency of the Sewer Rehabilitation Project in accordance with the terms and conditions set forth in the Access Agreement; and

WHEREAS, the initial term of the Access Agreement was for a period of twelve (12) months, which commenced on August 6, 2020 and will expire on or about August 5, 2021 (the "**Initial Term**"); and

WHEREAS, the JCMUA continues to require access to the Property to complete the Sewer Rehabilitation Project; and

WHEREAS, pursuant to the Access Agreement, the Initial Term may be extended upon written agreement of both parties; and

WHEREAS, the Agency and the JCMUA desire to both (i) extend the Initial Term of the Access Agreement, commencing on August 6, 2021 and expiring on August 31, 2022, with the option to extend for another twelve (12) months thereafter if agreed to by both parties, and (ii) enter into an Amendment of the Access Agreement to memorialize said extension, a copy of which is on file with the Agency,

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

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

Section 2. The Board of Commissioners hereby authorizes an Amendment to the Access Agreement between the Agency and the JCMUA to extend the term of the Access Agreement, commencing on August 6, 2021 and expiring on August 31, 2022, with the option to extend for another twelve (12) months thereafter if agreed to by both parties, which option to extend may be exercised without further action by the Board of Commissioners.

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

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

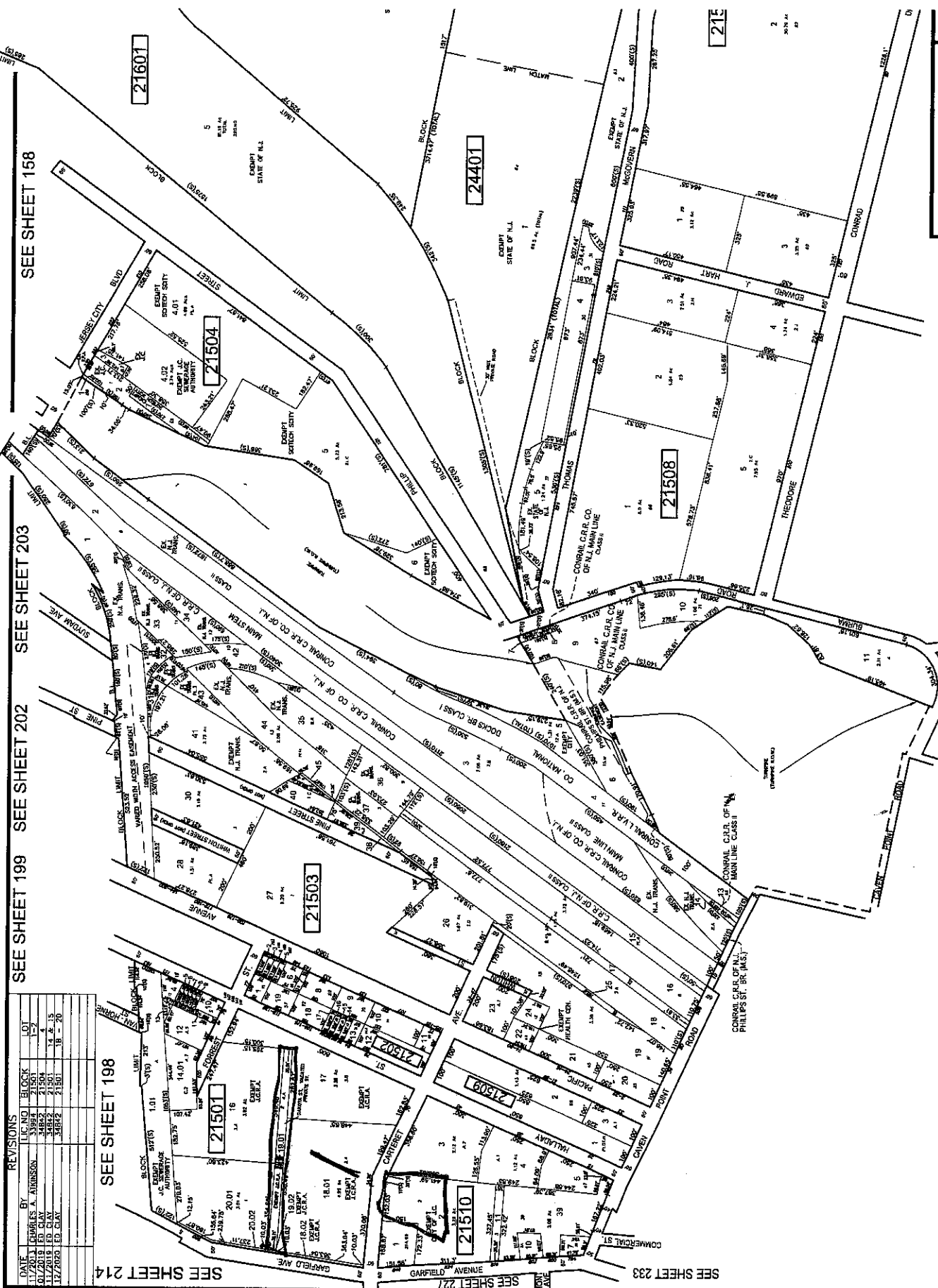
Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on July 20, 2021.

C. Fiore
 Diana H. Jeffrey, Secretary
Chris Fiore, Acting

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

REVISIONS			
DATE	BY	DESCRIPTION	LOT
07/20/13	CHARLES A. ANDERSON	21501	1-5
07/20/13	ED CLAY	21501	14 & 15
11/20/13	ED CLAY	21501	18 - 20
12/20/13	ED CLAY	21501	18 - 20



Site

SEE SHEET 158

SEE SHEET 203

SEE SHEET 202

SEE SHEET 199

SEE SHEET 198

SEE SHEET 214

SEE SHEET 227

SEE SHEET 233

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING A CONTRACT TO GEI CONSULTANTS, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 67-69, COMMONLY KNOWN AS 36-44 AND 8-34 AETNA STREET, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as 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 Grand Jersey Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, the City enacted the Grand Jersey 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 Agency owns certain properties located within the Redevelopment Area identified as Block 15801, Lot 67, commonly known as 36-44 Aetna Street (the "**Summit Metals Site**"), and Block 15801, Lots 68-69, commonly known as 8-34 Aetna Street (the "**Jersey Auto Wreckers Site**"); 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 professional environmental services in connection with projects throughout the City; and

WHEREAS, the Agency desires to obtain the services of a Licensed Site Remediation Professional ("**LSRP**") to conduct assessment activities at the Summit Metals Site and Jersey Auto Wreckers Site within the Grand Jersey Brownfield Development Area; and

WHEREAS, the Agency issued and solicited responses to a Request for Proposals ("**RFP**") for the LSRP services mentioned herein; and

WHEREAS, GEI Consultants, Inc. ("**GEI**") submitted a proposal in response to the RFP, a copy of which is on file with the Agency (the "**Proposal**") to provide LSRP services to conduct assessment activities at the Summit Metals and Jersey Auto Wreckers sites; and

WHEREAS, GEI possesses the skills and expertise to perform and complete the LSRP services; and

WHEREAS, the Agency desires to enter into a professional services contract with GEI (the "**Contract**") to perform the LSRP services as outlined in the Proposal for a total amount not to exceed One Hundred Sixteen Thousand Three Hundred and Fifty-Three Dollars (\$116,353.00) to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency certifies that it has funds available for such costs; 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 aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with GEI to perform the LSRP services for a term to expire upon completion of the LSRP services at the Summit Metals Site and Jersey Auto Wreckers Site and all related tasks, or twelve (12) months after the effective date of the agreement, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed One Hundred Sixteen Thousand Three Hundred and Fifty-Three Dollars (\$116,353.00), subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 20, 2021.

C. Fiore
Diana H. Jeffrey, Secretary
Chris Fiore Acting

<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				✓

#6

Pulled

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 330 MLK LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 22605, LOT 32, ALSO KNOWN AS 326-330 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

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

WHEREAS, 330 MLK LLC ("**Redeveloper**") submitted an application to the JCRA to be designated redeveloper of Block 22605, Lot 32, commonly known as 326-330 Martin Luther King, Jr. Drive ("**Property**"), within the Jackson Hill Redevelopment Plan area whereby the Redeveloper proposes the development of a six (6) story mixed use building with a total of twenty eight (28) residential units, including three (3) affordable units, and ground level commercial space ("**Project**"); and

WHEREAS, on March 16, 2021, pursuant to Resolution No. 21-03-11, the JCRA designated the Redeveloper subject to entry of a redevelopment agreement within one hundred and twenty (120) days to expire on July 14, 2021, which may be extended administratively at the sole discretion of the JCRA's Executive Director for a period of thirty (30) days; and

WHEREAS, in order to allow the JCRA and Redeveloper to complete negotiations and enter into a Redevelopment Agreement for the Project, the JCRA wishes to grant a first extension of the Redeveloper's designation as redeveloper of the Property through December 31, 2021.

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

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

Section 2. The Redeveloper is hereby designated as the redeveloper of the Property subject to entry of an acceptable Redevelopment Agreement with the JCRA by December 31, 2021.

Section 3. If by December 31, 2021, the JCRA and the Redeveloper have not executed a mutually acceptable Redevelopment Agreement, the designation of the Redeveloper shall automatically expire without any need for any further action of the Board.

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

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

Section 6. This Resolution shall take effect immediately.

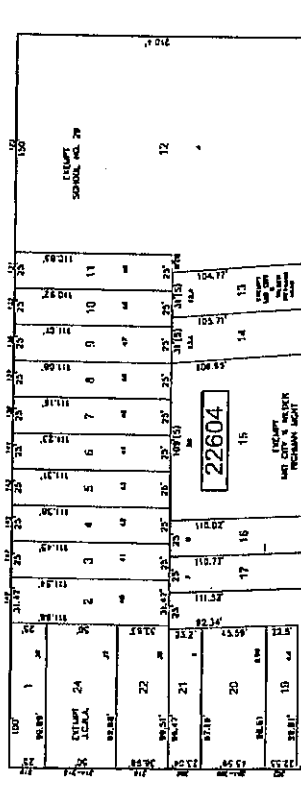
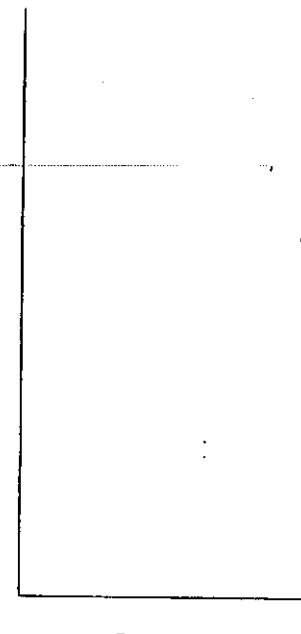
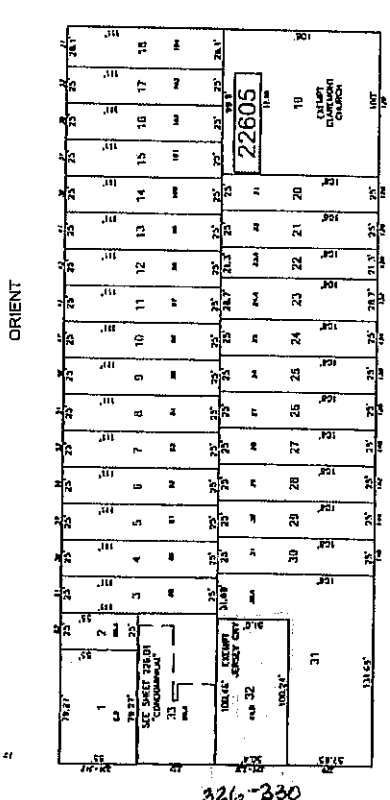
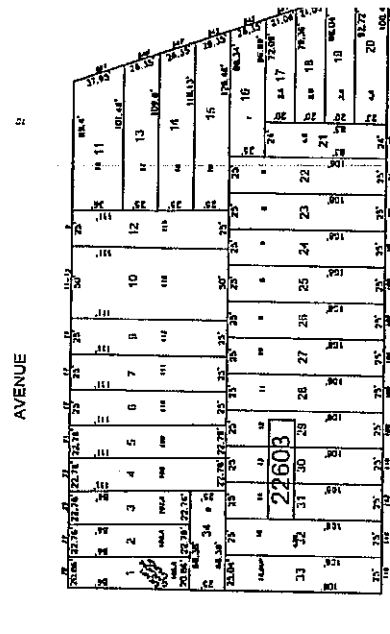
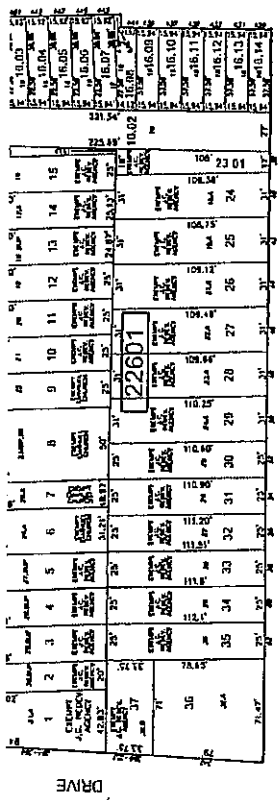
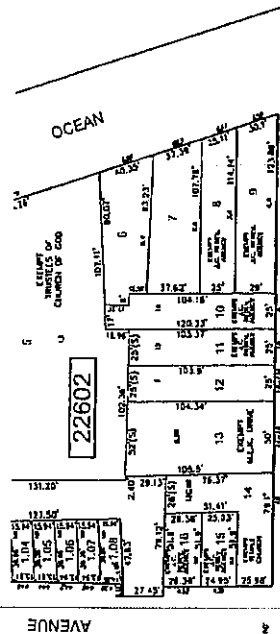
Certified to be a true and correct copy of a Resolution adopted by the Board of Commissioners of the Jersey City Redevelopment Agency at their Regular Meeting of July 20, 2021.

C. Fine
 Diana H. Jeffrey, Secretary
 Chris Fiore, Acting

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

SEE SHEET 225

SEE SHEET 231



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

SEE SHEET 232

APR - CON-2-047873300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 204 STEGMAN STREET AND 174-178 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

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

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

WHEREAS, certain properties identified on the City’s tax maps as Block 25001, Lots 66 and 68.01, also known as 204 Stegman Street and 174-178 Martin Luther King Jr. Drive, respectively (collectively, the “**Property**”), are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, on January 16, 2018, the Agency adopted Resolution No. 18-01-08 (the “**Designation Resolution**”) conditionally designating Webb Washington Community Development Corporation, a nonprofit corporation of the State of New Jersey (the “**Redeveloper**”), as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 21-01-08 adopted on January 19, 2021; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until December 31, 2021 so that the Agency and Redeveloper may complete the negotiation of a redevelopment agreement,

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 31, 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 Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 20, 2021.

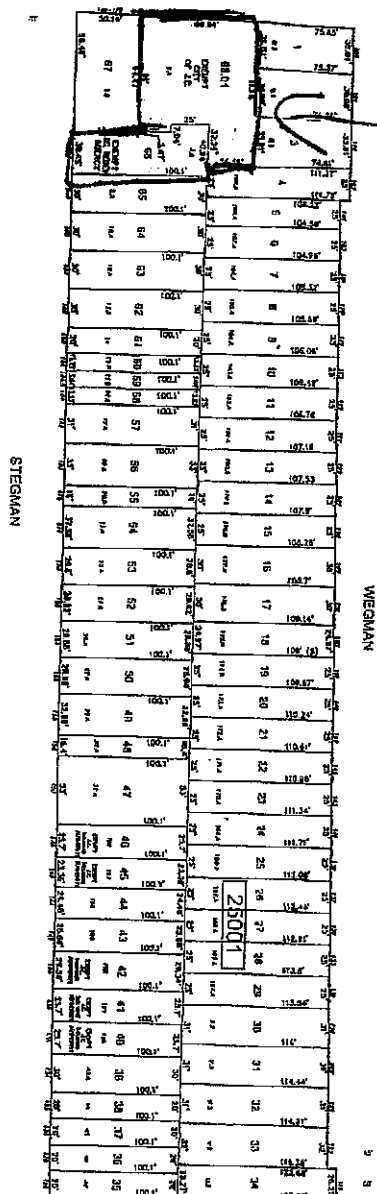
C. Line
 Diana H. Jeffrey, Secretary
 Chris Fiore, Acting

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

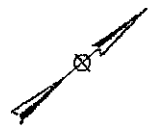
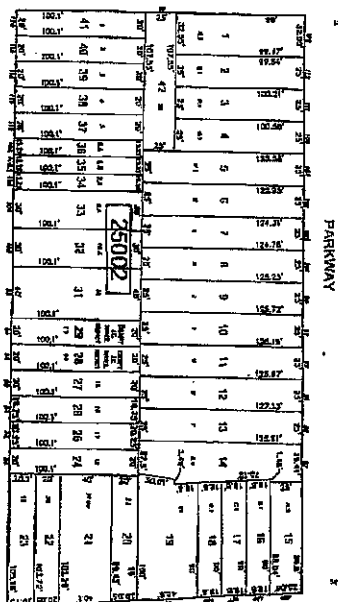
Site

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SEE SHEET 240



VAN CLEEF STREET



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A
CONTRACT TO WILLIE'S FENCE COMPANY, LLC FOR FENCE
INSTALLATION AT BLOCK 25001, LOT 66, COMMONLY
KNOWN AS 204 STEGMAN STREET, WITHIN THE JACKSON
HILL REDEVELOPMENT AREA**

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

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

WHEREAS, the Agency owns certain property identified as Block 25001, Lot 66, commonly known as 204 Stegman Street (the "**Property**"), which Property is located within the area designated by the City as the "Jackson Hill Redevelopment Area" and is subject to the redevelopment plan adopted by the City known as the "Jackson Hill Redevelopment Plan"; and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**"), the Agency desires to obtain fence installation and maintenance services at the Property (the "**Services**"); and

WHEREAS, the total amount of the Services was determined to be under the bid threshold established pursuant to the LPCL and, therefore, the Agency solicited quotes for the Services in lieu of issuance of a bid solicitation; and

WHEREAS, Willie's Fence Company, LLC ("**WFC**") submitted a quote to the Agency dated June 4, 2021 (the "**Quote**") to provide the Services; and

WHEREAS, WFC possesses the skills and expertise to perform the Services; and

WHEREAS, the Agency desires to enter into a contract with WFC (the "**Contract**") to perform the Services as outlined in the Quote for a total amount not to exceed Six Thousand Four Hundred and Fifty-Six Dollars (\$6,456.00) to be paid in accordance with the rates set forth in the Quote; and

WHEREAS, WFC has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledges that the Contract will prohibit WFC from making any reportable contributions through the term of the Contract; and

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

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with WFC to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the agreement, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed Six Thousand Four Hundred and Fifty-Six Dollars (\$6,456.00), subject to the terms and conditions set forth in the Agency's form 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 Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 20, 2021.

C. Fiora
~~Diana H. Jeffrey~~, Secretary
Chris Fiora, Acting

<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 PAYMENT OF CERTAIN AMOUNTS TO THE CITY OF JERSEY CITY IN CONNECTION WITH THE SALE OF BLOCK 7902, LOTS 25-29, COMMONLY KNOWN AS 693-701 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

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

WHEREAS, pursuant to the Redevelopment Law, the City 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, pursuant to *N.J.S.A. 40A:12A-39(a)*, and as authorized by City Ordinance #16-166 adopted on November 9, 2016 (the “**Ordinance**”), the City transferred to the Agency title of certain property within the Redevelopment Area identified on the official tax maps of the City as Block 7902, Lots 25, 26, 27, 28 and 29, commonly known as 693-701 Newark Avenue (collectively, the “**Property**”), as well as Block 7902, Lot 45, commonly known as 30 Cottage Street (“**Lot 45**”) for the purpose of implementing the Redevelopment Plan; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Redevelopment Plan, and the Ordinance, Lot 45 will not be sold to a third party but rather improved and maintained as a portion of the Homestead Extension, which Homestead Extension is further described in the Redevelopment Plan; and

WHEREAS, pursuant to the Ordinance, the City is entitled to receive the fair market value purchase price for the Property; and

WHEREAS, due to changing market conditions, including but not limited to the COVID-19 pandemic, disposition of the Property has been delayed; and

WHEREAS, the Agency is in the process of identifying a qualified developer to acquire and redevelop the Property in a manner that maximizes the Property’s potential and complements the Redevelopment Area; and

WHEREAS, while that process moves forward, the Agency wishes to make a payment to the City for the Property in the amount of Five Million Dollars (\$5,000,000) (the “**Payment**”); and

WHEREAS, the Agency wishes to make the Payment to the City no later than December 31, 2021,

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 Executive Director is authorized to make the Payment to the City, on or before December 31, 2021, as and when requested by the City.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on July 20, 2021.

C. Fiora
 Diana H. Jeffrey, Secretary
Chris Fiora, Acting

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

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

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

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

WHEREAS, pursuant to the Redevelopment Law, the City 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 within the Redevelopment Area identified on the official tax maps of the City as Block 10702, Lots 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, commonly known as 30 Journal Square, 3-23 Enos Place, and 122-130 Newkirk Street (the “**Property**”), are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, by Resolution No. 19-08-14, the Agency conditionally designated 30 Journal Square Partners LLC (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended, including most recently by Resolution No. 21-01-10 adopted on January 19, 2021; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until December 31, 2021 so that the Agency and Redeveloper may complete the negotiation of a redevelopment agreement,

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 31, 2021 to allow the Agency and Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

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

Section 4. This Resolution shall take effect immediately.

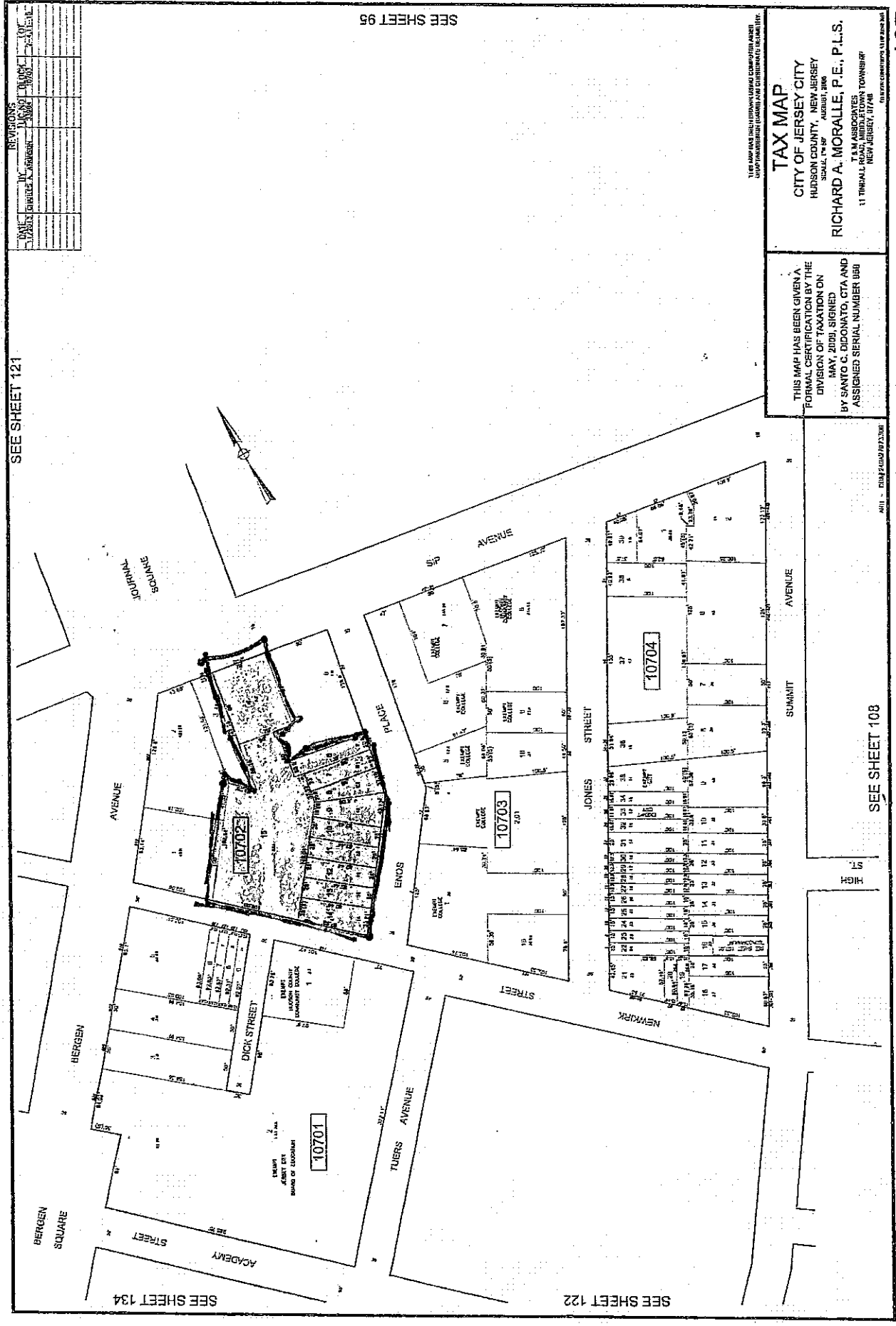
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on July 20, 2021.

C. Hio
 Diana H. Jeffrey, Secretary
 Chris Fiore, Acting

<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
1	ADDED	10/1/01	DAVID L. MORRIS	ADDED
2	ADDED	10/1/01	DAVID L. MORRIS	ADDED
3	ADDED	10/1/01	DAVID L. MORRIS	ADDED
4	ADDED	10/1/01	DAVID L. MORRIS	ADDED
5	ADDED	10/1/01	DAVID L. MORRIS	ADDED
6	ADDED	10/1/01	DAVID L. MORRIS	ADDED
7	ADDED	10/1/01	DAVID L. MORRIS	ADDED
8	ADDED	10/1/01	DAVID L. MORRIS	ADDED
9	ADDED	10/1/01	DAVID L. MORRIS	ADDED
10	ADDED	10/1/01	DAVID L. MORRIS	ADDED

SEE SHEET 121



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 500 SUMMIT AVENUE MAZAL LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 9604, LOTS 11, 12 AND 13, BLOCK 9605, LOTS 2.01, 3 AND 4, AND BLOCK 10803, LOTS 27.01 AND 27.02 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

WHEREAS, pursuant to the Redevelopment Law, the City adopted a redevelopment plan known as the Journal Square 2060 Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the area designated by the City as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, certain properties identified on the City’s tax maps as Block 9604, Lots 11, 12 and 13; Block 9605, Lots 2.01, 3 and 4; and Block 10803, Lots 27.01 and 27.02, commonly known as 4, 8 and 10 West Street, 11 and 9 West Street, 506 Summit Avenue, 494 Summit Avenue, and 225 Baldwin Avenue (collectively, the “**Property**”), are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, by Resolution No. 21-01-11 adopted on January 19, 2021, the Agency conditionally designated 500 Summit Avenue Mazal LLC (the “**Redeveloper**”) as redeveloper of the Property, which designation is set to expire on July 31, 2021; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until December 31, 2021 so that the Agency and Redeveloper may complete the negotiation of a redevelopment agreement,

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 31, 2021 to allow the Agency and Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 20, 2021.

C. Fiore
 Diana H. Jeffrey, Secretary
 Chris Fiore, Acting

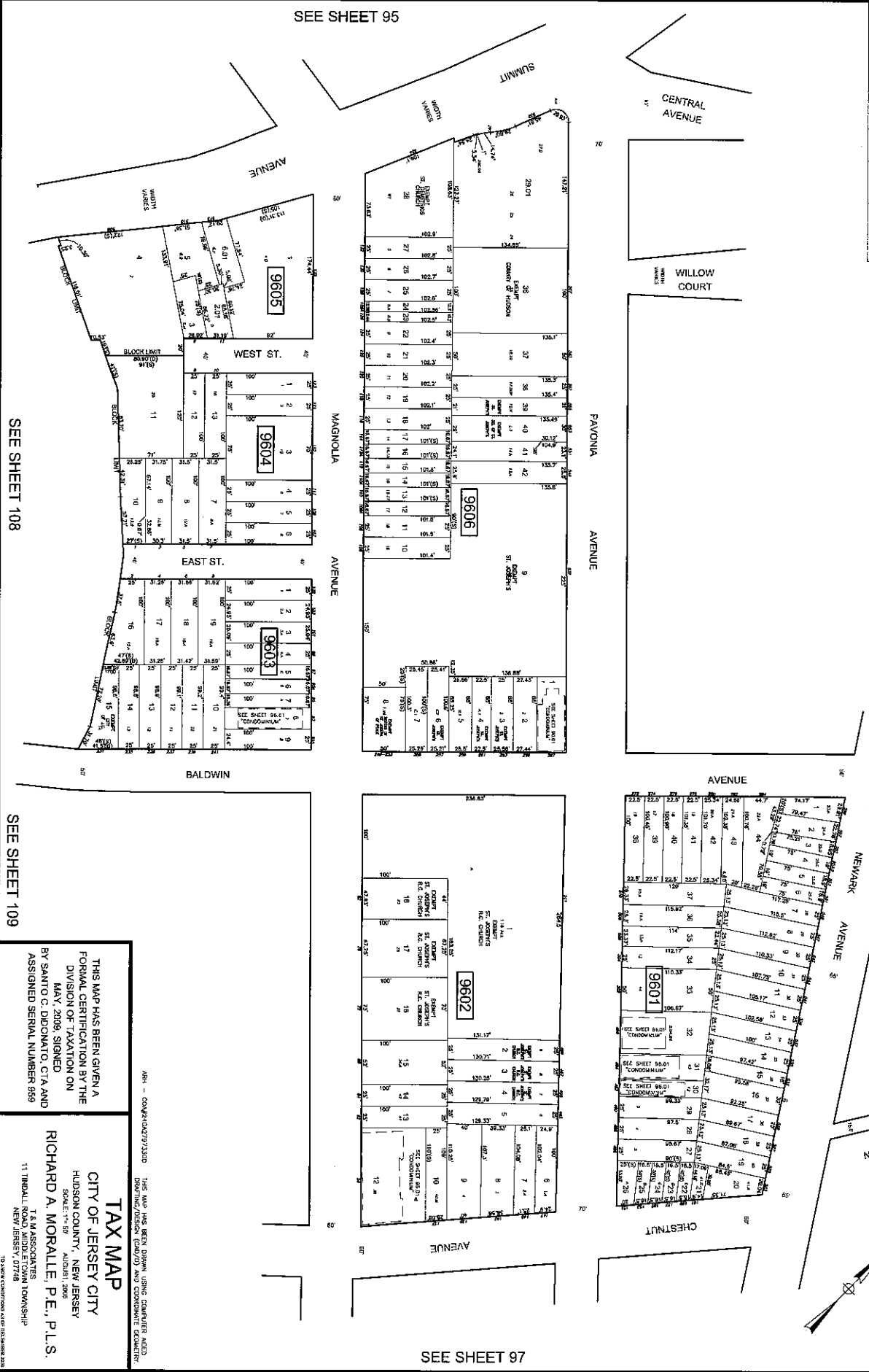
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Evelyn Jones	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera				✓

REVISIONS			
DATE	BY	DESCRIPTION	LOT
01/15/01	ST. JOSEPH'S	REVISION	101
01/15/01	ST. JOSEPH'S	REVISION	102
01/15/01	ST. JOSEPH'S	REVISION	103
01/15/01	ST. JOSEPH'S	REVISION	104
01/15/01	ST. JOSEPH'S	REVISION	105
01/15/01	ST. JOSEPH'S	REVISION	106
01/15/01	ST. JOSEPH'S	REVISION	107
01/15/01	ST. JOSEPH'S	REVISION	108
01/15/01	ST. JOSEPH'S	REVISION	109
01/15/01	ST. JOSEPH'S	REVISION	110

SEE SHEET 80

SEE SHEET 82

SEE SHEET 83



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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' ALIGNED, 2000
RICHARD A. MORALLE, P.E., P.L.S.
T.A. ASSOCIATES
11 TINDALL ROAD ADDISON TOWNSHIP
NEW JERSEY, 07748



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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 20-11-PO12 WITH ENGENUITY INFRASTRUCTURE TO PERFORM ENGINEERING SERVICES AT AGENCY-OWNED PROPERTY IDENTIFIED AS BLOCK 10103, LOTS 1-10, COMMONLY KNOWN AS 468-480 MANILA AVENUE, WITHIN THE LUIZ MUNOZ MARIN REDEVELOPMENT AREA

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

WHEREAS, pursuant to the Redevelopment Law, the City enacted the Luiz Munoz Marin 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, in furtherance of the goals and objectives of the Redevelopment Law, the Jersey City Redevelopment Agency (the “**Agency**”) from time to time requires the services of firms to provide environmental engineering services in connection with projects throughout the City; and

WHEREAS, the Agency owns that certain property identified as Block 10103, Lot 1-10 on the official tax map of the City (the “**Property**”); and

WHEREAS, the Agency desires to obtain a boundary survey of the Property to determine the precise boundaries of the Property; and

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

WHEREAS, pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, the Agency entered in Contract No. 20-11-PO12 dated November 19, 2020 for an amount not to exceed \$12,825.00 (the “**Contract**”) with ENGenuity Infrastructure, LLC (“**Engenuity**”) to prepare surveys for certain other Agency-owned properties, as authorized on November 10, 2020 by Resolution No. 20-11-18; and

WHEREAS, on July 2, 2021, Engenuity submitted a proposal, a copy of which is on file with the Agency (the “**Proposal**”), to prepare a boundary survey for the Property for Three Thousand Seven Hundred and Thirty-Five Dollars (\$3,735.00); and

WHEREAS, Engenuity possesses the skills and expertise to prepare a boundary survey for the Property; and

WHEREAS, Engenuity has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledging that the Contract will prohibit Engenuity from making any reportable contributions through the term of the Contract; and

WHEREAS, the Agency wishes to enter into a First Amendment to the Contract such that the Property is included within the Contract scope and to increase the Contract amount by \$3,735 so as to permit Engenuity to prepare a boundary survey for the Property; and

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

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

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

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

Section 2. The Board of Commissioners hereby approves the amendment of the Contract so as to include the Property within the Contract scope and to increase the Contract amount by \$3,735.00, which shall be payable in accordance with the rate set forth in the Proposal, for an amended total Contract amount not to exceed \$16,560.00.

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

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 20, 2021.

C. Fiora
 Diana H. Jeffrey, Secretary
Chris Fiora, Acting

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 417 COMMUNIPAW OZ LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 18901, LOTS 23 AND 29, COMMONLY KNOWN AS 417 COMMUNIPAW AVENUE AND 139 WOODWARD STREET, IN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

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

WHEREAS, certain properties identified on the City’s tax maps as Block 18901, Lots 23 and 29, commonly known as 417 Communipaw Avenue and 139 Woodward Street (collectively, the “**Property**”), are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, by Resolution No. 21-01-12 adopted on January 19, 2021, the Agency conditionally designated 417 Communipaw OZ LLC (the “**Redeveloper**”) as redeveloper of the Property, which designation is set to expire on July 31, 2021; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until December 31, 2021, which expiration date may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of sixty (60) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement,

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 31, 2021, which expiration date may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of sixty (60) days, to allow the Agency and Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 20, 2021.

C. Fiore
 Diana H. Jeffrey, Secretary
 Chris Fiore, Acting

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 975 GARFIELD LLC AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 19702, LOT 14, COMMONLY KNOWN AS 975 GARFIELD 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 provision of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same maybe amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

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

WHEREAS, pursuant to the Redevelopment Law, the City 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 19702, Lot 14, commonly known as 975 Garfield Avenue (the “**Property**”), is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, on January 19, 2021, the Agency adopted Resolution No. 21-01-14, the Agency conditionally designated 975 Garfield LLC (the “**Redeveloper**”) as redeveloper of the Property, which designation is set to expire on July 31, 2021; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until October 31, 2021 so that Agency and Redeveloper may complete the negotiation of a redevelopment agreement,

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

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

Section 2. The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until October 31, 2021 to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment Property.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 20, 2021.

C. Fiore
 Diana H. Jeffrey, Secretary
 Chris Fiore, Acting

<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	LIC. NO.	BLOCK
01/26/15	CHARLES A. ATKINSON	33994	19703

SEE SHEET 196

SEE SHEET 188



SEE SHEET 198

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF A GRANT FROM THE NEW JERSEY HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NOT TO EXCEED \$66,630 FOR PRELIMINARY INVESTIGATION AND SITE INVESTIGATION WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 20001, LOTS 18-22, COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City adopted a redevelopment plan known as the Morris Canal Redevelopment Plan (the "**Redevelopment Plan**") to effectuate and regulate the redevelopment of the Morris Canal Redevelopment Area (the "**Redevelopment Area**"); and

WHEREAS, the Agency is the owner of certain real property identified as Block 20001, Lots 18, 19, 20, 21 and 22 on the official tax maps of the City, commonly known as 408-420 Communipaw Avenue (the "**Property**") that requires investigation, which is located within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, the State's Hazardous Discharge Site Remediation Fund (the "**HDSRF**") provides grants to municipalities and qualifying agencies for environmental investigation and remediation sites; and

WHEREAS, the Agency has applied for and has been awarded a grant in the amount of up to sixty-six thousand six hundred and thirty dollars (\$66,630.00) from the HDSRF Municipal Grant Program through the New Jersey Department of Environmental Protection (the "**NJDEP**") and the New Jersey Economic Development Authority (the "**NJEDA**") for Preliminary Investigation and Site Investigation of the Property (the "**HDSRF Grant**"); and

WHEREAS, the Agency has received notification that the NJDEP has reviewed the technical aspects of an application for a grant through the HDSRF Municipal Grant Program for the Property and has recommended approval of the application; and

WHEREAS, 100% of the costs for Preliminary Investigation and Site Investigation of the Property will be covered by the HDSRF Grant and no cost share is required,

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

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

Section 2. The Executive Director, as the representative for the Agency, is hereby authorized to apply for and accept the HDSRF Grant for Preliminary Investigation and Site Investigation of the Property and to execute grant documents as the representative for the Agency.

Section 3. The Chair, Vice-Chair, Executive Director, Secretary and other necessary Agency officials are hereby authorized and directed to execute all grant documents, grant agreements and grant reports necessary to secure and administer the HDSRF Grant and to effectuate this Resolution in consultation with counsel.

Section 4. A comprehensive plan exists specifically for the development or redevelopment of the Property as contaminated or potentially contaminated real property in the host municipality or a realistic opportunity exists that the Property will be developed or redeveloped within a three-year period from the completion of the remediation of the Property.

Section 5. A certified copy of this Resolution shall be forwarded to the NJEDA.

Section 6. The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions and to execute any and all other documents necessary to effectuate the HDSRF Grant and this Resolution, as may be deemed necessary in consultation with counsel.

Section 7. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on July 20, 2021.

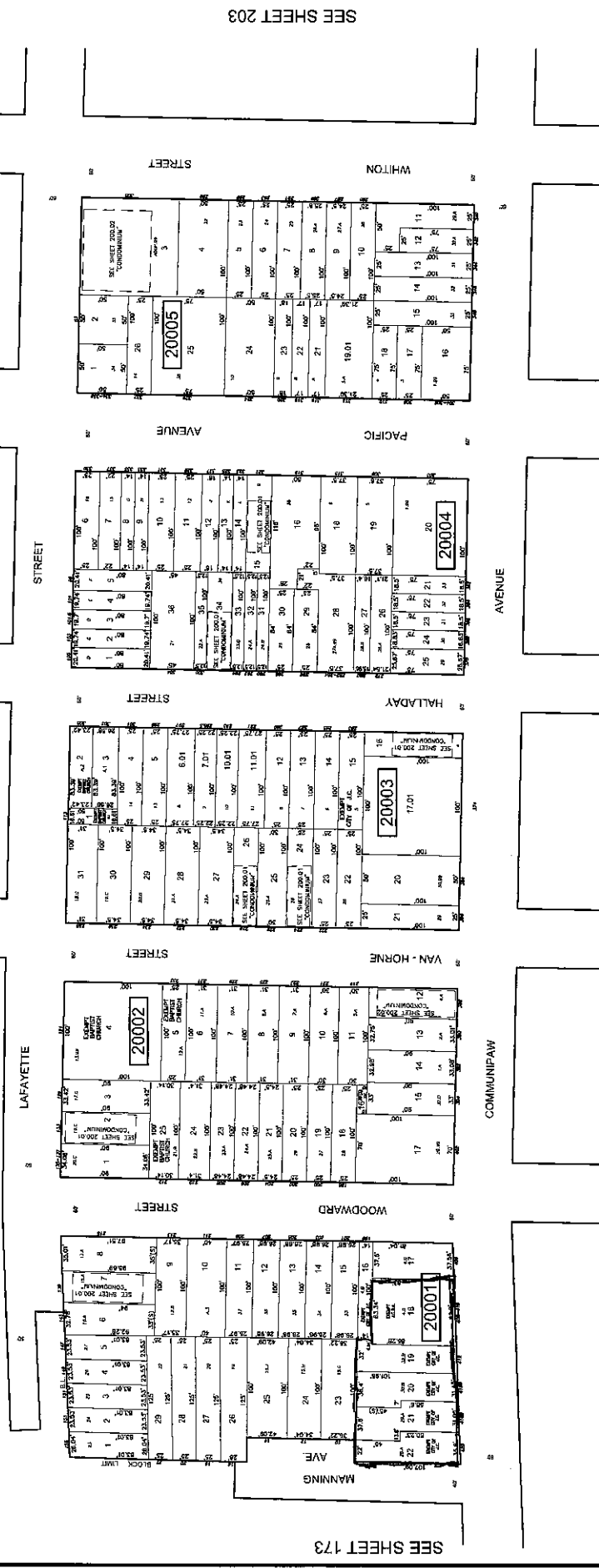
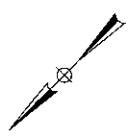
C. Fiore
Diana H. Jeffrey, Secretary
Chris Fiore, Acting

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

DATE	BY	REVISIONS	LC NO	BLOCK	LOT
11/2012	COMPTON & A. ANDERSON	33524	2003	6-7/10-11	
07/2013	ED. CLAY	33524	2003	12-13	
07/2013	ED. CLAY	33524	2003	14-15	
12/2020	ED. CLAY	33524	2003	16-17	

SEE SHEET 174

SEE SHEET 190



SEE SHEET 203

SEE SHEET 173

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=50'
AUGUST 2008

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

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

SEE SHEET 202

SEE SHEET 201

SEE SHEET 189

APN - 004204270300



June 23, 2021

Diana H. Jeffery
Jersey City Redevelopment Authority
66 York Street, 2nd Floor
Jersey City, NJ 08103

**RE: Hazardous Discharge Site Remediation Fund
("HDSRF") Municipal Grant Program
408-420 Communipaw Avenue
Product 288638**

Dear Ms. Jeffrey:

The New Jersey Department of Environmental Protection ("DEP") has reviewed the above referenced application and determined that the proposal to conduct Preliminary Investigation (PA) and Site Investigation (SI) are technically eligible for funding under HDSRF.

The DEP has approved costs from the HDSRF in the amount of \$66,630, which does not include the Authority application fee of \$500.00. Please forward your check made payable to the NJEDA in the amount of \$500 to: NJEDA, PO Box 990, Trenton, NJ 08625 Attn: HDSRF program. Please submit via my email a resolution to submit application to HDSRF along with the Tax Clearance certificate which is required. You can apply to the Division of Taxation on-line at: www.state.nj.us/treasury/taxation/busasst.shtml. The application fee is not required for a municipality certificate.

If you should have any questions, please do not hesitate to email me at:
Kjunghans@njeda.com

Please submit by August 24, 2021 in order to keep your application active.

Sincerely,
Kathy Junghans
Finance Officer
Credit Underwriting

cc: John Doyon, NJDEP

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
LICENSE AGREEMENT NUNC PRO TUNC WITH THE CITY OF
JERSEY CITY WITH RESPECT TO CERTAIN PROPERTY
IDENTIFIED AS BLOCK 11401, LOT 13, COMMONLY KNOWN
AS 174 NEWARK AVENUE, WITHIN THE SCATTER SITE
REDEVELOPMENT AREA**

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

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

WHEREAS, the Agency is the owner of certain real property identified as Block 11401, Lot 13 on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 174 Newark Avenue (the “**Property**”), which Property is located within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, the Property consists of a paved parking facility (the “**Parking Facility**”), which is operated and managed by the City of Jersey City (the “**City**”), pursuant to a License Agreement authorized by Resolution No. 20-101 and which expired on February 26, 2021; and

WHEREAS, the City desires to continue operating the Parking Facility on the Property; and

WHEREAS, the Agency wishes to extend the license agreement, nunc pro tunc, with the City, a copy of which is on file with the Agency (the “**License Agreement**”), in order to permit the City to continue to operate and manage the Parking Facility on the Property,

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

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

Section 2. The Board of Commissioners hereby approves the License Agreement with the City, nunc pro tunc, as described herein, for a term of up to one (1) year, which term may be extended by mutual consent of the parties for one (1) additional year without any need for any further action of the Board of Commissioners.

Section 3. The Chair, Vice Chair, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the License Agreement, in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary in consultation with counsel, and any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on July 20, 2021.

C. Fiore
~~Diana H. Jeffrey~~, Secretary
Chris Fiore, Acting

<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 City of Jersey City, N.J.

File No. Res. 20-101
Agenda No. 10.25
Approved: Feb 13 2020



RESOLUTION AUTHORIZING A LICENSE AGREEMENT WITH THE JERSEY CITY REDEVELOPMENT AGENCY FOR THE USE OF BLOCK 11401, LOT 13, MORE COMMONLY KNOWN AS 174 NEWARK AVENUE, ALLOWING THE CITY TO CONTINUE USE OF THE PROPERTY FOR PARKING.

COUNCIL offered and moved adoption of the following resolution:

Whereas, the City of Jersey City (the "City") is a Municipal Corporation of the State of New Jersey, with offices at City Hall, 280 Grove Street, Jersey City, New Jersey 07302; and

Whereas, the City desires to continue to use and access certain property commonly known by the street address of 174 Newark Avenue, which is identified on the official tax maps of the City of Jersey City as Block 11401, Lot 13 (the "Premises"); and

Whereas, the City wishes to operate a public parking facility on the Premises; and

Whereas, the Jersey City Redevelopment Agency, with offices located at 66 York Street, 3rd Floor, Jersey City, New Jersey 07302 (the "Licensor") is the owner of the Premises; and

Whereas, the Licensor agrees to permit the City to enter onto its Premises for the purpose of providing public parking; and

Whereas, the License Agreement requires that the City indemnify Licensor from all risk of loss and/or damage to property or injury to or death of persons arising out of the City's use of Licensor's Premises; and

Whereas, the License Agreement requires that the City provide a Certificate of Insurance that names Licensor as an additional insured; and

Whereas, the City and the Licensor agree to extend the License Agreement for use the Premises for a term of one (1) year, commencing on the date of the adoption of the within resolution by the Municipal Council, for the above stated public purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY THAT:

1. Jersey City Redevelopment Agency, with offices located at 66 York Street, 3rd Floor, Jersey City, NJ, authorizes the City of Jersey City to continue the use of premises located Block 11401, Lot 13 on the official tax map of the City and more commonly known by the street address of 174 Newark Avenue, for the above stated purposes for a term of one (1) year as of the date of the adoption of the within resolution.

2. The City and its employees, agents, guests, invitees or contractors are authorized to enter onto Licensor's Premises to perform the activities described in the License Agreement attached hereto.

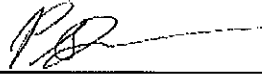
3. Subject to such modifications as may be deemed necessary or appropriate by the Corporation Counsel, the Mayor or Business Administrator is authorized to execute the License Agreement in the form attached hereto.

Resolution authorizing a license agreement with the Jersey City Redevelopment Agency for the use of Block 11401, Lot 13, more commonly known as 174 Newark Avenue, allowing the City to continue use of the property for parking.

APPROVED AS TO LEGAL FORM



Business Administrator

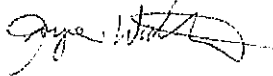


Corporation Counsel

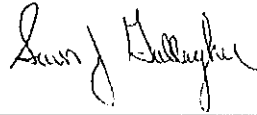
☐ Certification Required

RECORD OF COUNCIL VOTE – Feb 13															9-0
	AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent	N V – (Abstain)
RIDLEY	✓				YUN	✓				LAVARRO	✓				
PRINZ-AREY	✓				SOLOMON	✓				RIVERA	✓				
BOGGIANO	✓				ROBINSON					WATTERMEN, PRES	✓				

Adopted at a meeting of the Municipal Council of the City of Jersey.



Joyce E. Watterman, President of Council



Sean Gallagher, Deputy City Clerk

Sean Gallagher, City Clerk

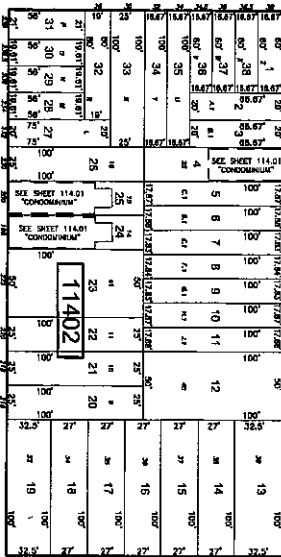
BY	REVISIONS	DATE	BLOCK	LOT
CHARLES A. ANTONIO	11401	11/01	26.01	
11402	11/01	26.01		
11403	11/01	26.01		
11404	11/01	26.01		
11405	11/01	26.01		
11406	11/01	26.01		
11407	11/01	26.01		
11408	11/01	26.01		
11409	11/01	26.01		
11410	11/01	26.01		
11411	11/01	26.01		
11412	11/01	26.01		
11413	11/01	26.01		
11414	11/01	26.01		
11415	11/01	26.01		
11416	11/01	26.01		
11417	11/01	26.01		
11418	11/01	26.01		
11419	11/01	26.01		
11420	11/01	26.01		
11421	11/01	26.01		
11422	11/01	26.01		
11423	11/01	26.01		
11424	11/01	26.01		
11425	11/01	26.01		
11426	11/01	26.01		
11427	11/01	26.01		
11428	11/01	26.01		
11429	11/01	26.01		
11430	11/01	26.01		
11431	11/01	26.01		
11432	11/01	26.01		
11433	11/01	26.01		
11434	11/01	26.01		
11435	11/01	26.01		
11436	11/01	26.01		
11437	11/01	26.01		
11438	11/01	26.01		
11439	11/01	26.01		
11440	11/01	26.01		
11441	11/01	26.01		
11442	11/01	26.01		
11443	11/01	26.01		
11444	11/01	26.01		
11445	11/01	26.01		
11446	11/01	26.01		
11447	11/01	26.01		
11448	11/01	26.01		
11449	11/01	26.01		
11450	11/01	26.01		
11451	11/01	26.01		
11452	11/01	26.01		
11453	11/01	26.01		
11454	11/01	26.01		
11455	11/01	26.01		
11456	11/01	26.01		
11457	11/01	26.01		
11458	11/01	26.01		
11459	11/01	26.01		
11460	11/01	26.01		
11461	11/01	26.01		
11462	11/01	26.01		
11463	11/01	26.01		
11464	11/01	26.01		
11465	11/01	26.01		
11466	11/01	26.01		
11467	11/01	26.01		
11468	11/01	26.01		
11469	11/01	26.01		
11470	11/01	26.01		
11471	11/01	26.01		
11472	11/01	26.01		
11473	11/01	26.01		
11474	11/01	26.01		
11475	11/01	26.01		
11476	11/01	26.01		
11477	11/01	26.01		
11478	11/01	26.01		
11479	11/01	26.01		
11480	11/01	26.01		
11481	11/01	26.01		
11482	11/01	26.01		
11483	11/01	26.01		
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11489	11/01	26.01		
11490	11/01	26.01		
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11495	11/01	26.01		
11496	11/01	26.01		
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11498	11/01	26.01		
11499	11/01	26.01		
11500	11/01	26.01		

SEE SHEET 111

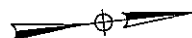
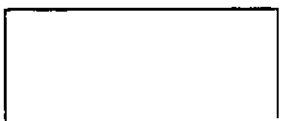
SEE SHEET 113

SECOND

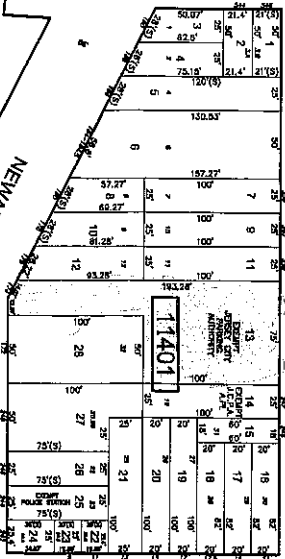
STREET



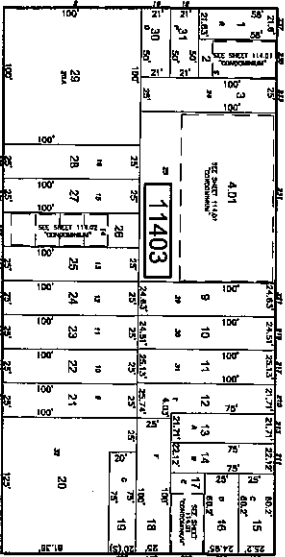
STREET



FIRST



ERIE



STREET

BAY STREET



11404

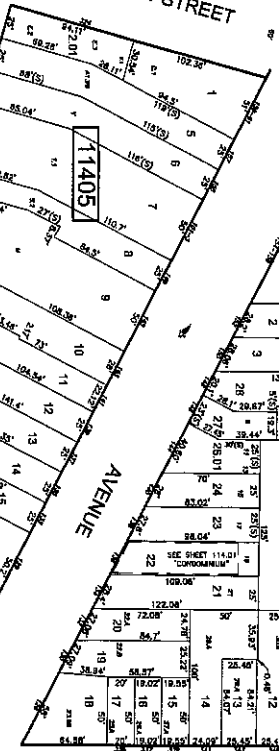


GROVE

MORGAN STREET



BARROW STREET



11405

CHRISTOPHER

COLUMBUS

DRIVE

11406

11407

11408

11409

11410

11411

11412

11413

11414

11415

11416

SEE SHEET 130

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=50' AUGUST, 2005
RICHARD A. MORALE, P.E., P.L.S.

T & M ASSOCIATES
11 TINDAL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

ARH - C04240272300

SEE SHEET 115

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA
ASSIGNED SERIAL NUMBER 951

#18

Pulled

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
JULY 20, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency
have received copies of the Personnel List as of July 20, 2021

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the
Jersey City Redevelopment Agency that the Personnel List as of July 20, 2021 be approved
as presented.

C. Fiore

~~Secretary~~ Chris Fiore, Acting Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of
Commissioners adopted at their Meeting dated July 20, 2021

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF JULY 20, 2021**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of July 20, 2021

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of be July 20, 2021 approved as presented.

C. Fiore
~~Secretary~~ Chris Fiore, Acting Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated July 20, 2021

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
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
GLOBAL EQUIPMENT COMPANY INC.								
GLOBAL EQUIPMENT COMPANY I	7/14/2021	7/9/2021	B2350625	9' Patio Umbrella Navy - Black Pole	\$3,184.54	\$0.00		\$3,184.54
Totals for GLOBAL EQUIPMENT COMPANY INC.:					\$3,184.54	\$0.00		\$3,184.54
1 invoice(s) listed.								
GRAND TOTALS:					\$3,184.54	\$0.00		\$3,184.54

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: Today (7/14/2021)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Provident Checking

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
21 CONTRACTING LLC								
21 CONTRACTING LLC	7/20/2021	7/17/2021	July 2021	4 Jackson Square - Maintenance	\$33,265.00	\$0.00		\$33,265.00
				<i>Totals for 21 CONTRACTING LLC: 1 invoice(s) listed.</i>	<u>\$33,265.00</u>	<u>\$0.00</u>		<u>\$33,265.00</u>
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES I	7/20/2021	6/16/2021	June 2021	Scaffold Services at 84 Sip Avenue	\$1,200.00	\$0.00		\$1,200.00
				<i>Totals for ADVANCED SCAFFOLD SERVICES LLC: 1 invoice(s) listed.</i>	<u>\$1,200.00</u>	<u>\$0.00</u>		<u>\$1,200.00</u>
AFLAC								
AFLAC	7/20/2021	7/1/2021	August 2021	Employee Deductions per Payroll	\$1,006.20	\$0.00		\$1,006.20
				<i>Totals for AFLAC: 1 invoice(s) listed.</i>	<u>\$1,006.20</u>	<u>\$0.00</u>		<u>\$1,006.20</u>
Apruzzese, McDermott, Mastro & Murphy								
Apruzzese, McDermott, Mastro & Murph	7/20/2021	6/23/2021	225984	Legal Services - Internal Employment	\$700.00	\$0.00		\$700.00
				<i>Totals for Apruzzese, McDermott, Mastro & Murphy: 1 invoice(s) listed.</i>	<u>\$700.00</u>	<u>\$0.00</u>		<u>\$700.00</u>
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	7/20/2021	6/2/2021	4220244	Legal Services - LMD #13 Urban Renewal to I	\$8,287.50	\$0.00		\$8,287.50
ARCHER & GREINER, P.C.	7/20/2021	6/2/2021	4220250	Legal Services - Bates Street Redevelopment	\$1,332.50	\$0.00		\$1,332.50
ARCHER & GREINER, P.C.	7/20/2021	6/2/2021	4220254	Legal Services - General Representation	\$595.00	\$0.00		\$595.00
ARCHER & GREINER, P.C.	7/20/2021	6/2/2021	4220260	Legal Services - 401 Whiston Street	\$1,015.30	\$0.00		\$1,015.30
ARCHER & GREINER, P.C.	7/20/2021	6/2/2021	4220262	Legal Services- Pegasus / 100 Colden	\$487.50	\$0.00		\$487.50
ARCHER & GREINER, P.C.	7/20/2021	6/2/2021	4220263	Legal Services - Six Boro	\$4,339.70	\$0.00		\$4,339.70
ARCHER & GREINER, P.C.	7/20/2021	6/2/2021	4220266	Legal Services - 385 - 387 Communipaw Ave.	\$1,137.50	\$0.00		\$1,137.50
ARCHER & GREINER, P.C.	7/20/2021	6/2/2021	4220269	Legal Services - 330 MLK Redevelopment	\$3,974.60	\$0.00		\$3,974.60
				<i>Totals for ARCHER & GREINER, P.C.: 8 invoice(s) listed.</i>	<u>\$21,169.60</u>	<u>\$0.00</u>		<u>\$21,169.60</u>
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	7/20/2021	2/28/2021	5174	Morris Canal-Greenway Implementation Plan	\$2,575.00	\$0.00		\$2,575.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	2/28/2021	5175	Oversight & Mngt Services for EPA Revolv	\$650.00	\$0.00		\$650.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	2/28/2021	5176	Oversight & Mngt Services for EPA Haz. Su	\$567.00	\$0.00		\$567.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	2/28/2021	5177	Environmental Support Services for Grand Je	\$1,730.00	\$0.00		\$1,730.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	2/28/2021	5178	Oversight & Mngt Services for EPA Petro. A	\$325.00	\$0.00		\$325.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	6/30/2021	5339	Oversight & Mngt Services for EPA Revolv	\$150.00	\$0.00		\$150.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	6/30/2021	5340	Environmental Support Services for Grand Je	\$2,275.00	\$0.00		\$2,275.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	6/30/2021	5341	Oversight & Mngt Services for EPA Petro. A	\$190.00	\$0.00		\$190.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
BROWNFIELD REDEVELOPMENT S	7/20/2021	6/30/2021	5342	Oversight & Mgmt Services for EPA Multipu	\$1,567.50	\$0.00		\$1,567.50
BROWNFIELD REDEVELOPMENT S	7/20/2021	6/30/2021	5343	Oversight & Mgmt Services for EPA Haz. Su	\$215.00	\$0.00		\$215.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	5/31/2021	5301	Morris Canal-Greenway Implementation Plan	\$3,102.50	\$0.00		\$3,102.50
BROWNFIELD REDEVELOPMENT S	7/20/2021	5/31/2021	5302	Oversight & Mgmt Services for EPA Mill Cre	\$375.00	\$0.00		\$375.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	5/31/2021	5303	Oversight & Mgmt Services for EPA Haz. Su	\$585.00	\$0.00		\$585.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	5/31/2021	5304	Oversight & Mgmt Services for EPA Revolv	\$735.00	\$0.00		\$735.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	5/31/2021	5305	Oversight & Mgmt Services for EPA Petro. A	\$530.00	\$0.00		\$530.00
BROWNFIELD REDEVELOPMENT S	7/20/2021	5/31/2021	5306	Environmental Support Services for Grand Je	\$2,405.00	\$0.00		\$2,405.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$17,977.00	\$0.00		\$17,977.00
				16 invoice(s) listed.				
CASH								
CASH	7/20/2021	7/11/2021	Cash	Replenishment of Petty Cash	\$260.00	\$0.00		\$260.00
				Totals for CASH:	\$260.00	\$0.00		\$260.00
				1 invoice(s) listed.				
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	7/20/2021	6/27/2021	INV93922643	Expense Reimbursement - Zoom	\$91.85	\$0.00		\$91.85
CHRISTOPHER FIORE	7/20/2021	7/14/2021	May/June	Expense Reimbursement - Travel	\$75.54	\$0.00		\$75.54
CHRISTOPHER FIORE	7/20/2021	7/14/2021	May/July	Expense Reimbursement - Staff Lunch	\$495.66	\$0.00		\$495.66
				Totals for CHRISTOPHER FIORE:	\$663.05	\$0.00		\$663.05
				3 invoice(s) listed.				
COMCAST								
COMCAST	7/20/2021	6/5/2021	8499053543697536	25 Journal Sq - Business Internet	\$73.53	\$0.00		\$73.53
COMCAST	7/20/2021	6/28/2021	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$201.57	\$0.00		\$201.57
COMCAST	7/20/2021	6/28/2021	8499053543345680	66 York St - Business Internet and Cable	\$156.29	\$0.00		\$156.29
				Totals for COMCAST:	\$431.39	\$0.00		\$431.39
				3 invoice(s) listed.				
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	7/20/2021	7/1/2021	August	Maintenance Fee	\$153.92	\$0.00		\$153.92
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$153.92	\$0.00		\$153.92
				1 invoice(s) listed.				
DELTA STORAGE								
DELTA STORAGE	7/20/2021	7/1/2021	August 2021	Storage Unit - Size: 10x30, Unit #: 1001	\$839.00	\$0.00		\$839.00
DELTA STORAGE	7/20/2021	7/1/2021	August 2021	Storage Unit - Size: 10x29, Unit #: 1172	\$828.00	\$0.00		\$828.00
				Totals for DELTA STORAGE:	\$1,667.00	\$0.00		\$1,667.00
				2 invoice(s) listed.				

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
DIANA JEFFREY								
DIANA JEFFREY	7/20/2021	7/2/2021	June 2021	Dental Reimbursement	\$820.00	\$0.00		\$820.00
DIANA JEFFREY	7/20/2021	7/19/2021	July	Covid Test - Reimbursement	\$250.00	\$0.00		\$250.00
				<i>Totals for DIANA JEFFREY: 2 invoice(s) listed.</i>	<u>\$1,070.00</u>	<u>\$0.00</u>		<u>\$1,070.00</u>
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	7/20/2021	7/2/2021	17855	Professional Environmental Services- Berry L	\$330.00	\$0.00		\$330.00
DRESDNER ROBIN ENVIRON MGMT	7/20/2021	7/2/2021	17856	Professional Environmental Services- Berry L	\$4,510.00	\$0.00		\$4,510.00
				<i>Totals for DRESDNER ROBIN ENVIRON MGMT: 2 invoice(s) listed.</i>	<u>\$4,840.00</u>	<u>\$0.00</u>		<u>\$4,840.00</u>
DRIVE NEW JERSEY INSURANCE COM								
DRIVE NEW JERSEY INSURANCE C	7/20/2021	7/3/2021	04259621-8	Renewal - Progressive Ins. 2019 Jeep Compass	\$3,961.00	\$0.00		\$3,961.00
				<i>Totals for DRIVE NEW JERSEY INSURANCE COM: 1 invoice(s) listed.</i>	<u>\$3,961.00</u>	<u>\$0.00</u>		<u>\$3,961.00</u>
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	7/20/2021	5/31/2021	2728643	Miscellaneous Legal Advertising	\$291.57	\$0.00		\$291.57
				<i>Totals for EVENING JOURNAL ASSOCIATION: 1 invoice(s) listed.</i>	<u>\$291.57</u>	<u>\$0.00</u>		<u>\$291.57</u>
FEDERAL EXPRESS								
FEDERAL EXPRESS	7/20/2021	6/21/2021	7-409-55140	Overnight Deliveries	\$27.18	\$0.00		\$27.18
FEDERAL EXPRESS	7/20/2021	6/28/2021	7-417-50470	Overnight Deliveries	\$65.11	\$0.00		\$65.11
				<i>Totals for FEDERAL EXPRESS: 2 invoice(s) listed.</i>	<u>\$92.29</u>	<u>\$0.00</u>		<u>\$92.29</u>
FUSION CREATIVE								
FUSION CREATIVE	7/20/2021	4/25/2021	3087	Quarterly Billing Cycle 02/22/21 - 04/25/21 &	\$1,087.50	\$0.00		\$1,087.50
FUSION CREATIVE	7/20/2021	7/9/2021	3103	Quarterly Billing Cycle 05/05/21 - 07/07/21 V	\$1,187.00	\$0.00		\$1,187.00
				<i>Totals for FUSION CREATIVE: 2 invoice(s) listed.</i>	<u>\$2,274.50</u>	<u>\$0.00</u>		<u>\$2,274.50</u>
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	7/20/2021	6/28/2021	60994	Legal Services - 201 New York Ave.	\$82.50	\$0.00		\$82.50
GLUCK WALRATH LLP	7/20/2021	6/28/2021	60995	Legal Services - Bright and Varick Urban Ren	\$910.00	\$0.00		\$910.00
GLUCK WALRATH LLP	7/20/2021	6/28/2021	60996	Legal Services - Cara Squared, LLC	\$55.00	\$0.00		\$55.00
GLUCK WALRATH LLP	7/20/2021	6/28/2021	60997	Legal Services- 9 Myrtle Avenue MDW	\$302.50	\$0.00		\$302.50
GLUCK WALRATH LLP	7/20/2021	6/28/2021	60998	Legal Services - 454 Palisade Avenue	\$3,520.00	\$0.00		\$3,520.00

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
GLUCK WALRATH LLP	7/20/2021	6/28/2021	61000	Legal Services - 182 Hancock	\$175.00	\$0.00		\$175.00
GLUCK WALRATH LLP	7/20/2021	6/28/2021	61001	Legal Services - 199 Stegman	\$1,870.00	\$0.00		\$1,870.00
GLUCK WALRATH LLP	7/20/2021	6/28/2021	61002	Legal Services - 101 Bidwell	\$682.50	\$0.00		\$682.50
GLUCK WALRATH LLP	7/20/2021	6/28/2021	61003	Legal Services - 116 Grant	\$751.78	\$0.00		\$751.78
GLUCK WALRATH LLP	7/20/2021	6/28/2021	61004	Legal Services - 7 Myrtle Avenue MDW	\$137.50	\$0.00		\$137.50
GLUCK WALRATH LLP	7/20/2021	6/28/2021	60999	Legal Services - Whitlock Mills	\$82.50	\$0.00		\$82.50
				Totals for GLUCK WALRATH LLP:	\$8,569.28	\$0.00		\$8,569.28
				11 invoice(s) listed.				
Hudson County Economic Development Corporation								
Hudson County Economic Development	7/20/2021	7/15/2021	Loan Payment #3	Loan Payment #3 - BLP Brownfields Loan	\$55,572.45	\$0.00		\$55,572.45
				Totals for Hudson County Economic Development Corporation:	\$55,572.45	\$0.00		\$55,572.45
				1 invoice(s) listed.				
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	7/20/2021	5/17/2021	142208	Recording Fee - One Grove Property- Covenant	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	7/20/2021	5/17/2021	142156	Recording Fee -30 Terhune	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	7/20/2021	6/2/2021	142259	Recording Fee - 387 Eight Street- RDA	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	7/20/2021	6/14/2021	145605	Recording Fee - 234 South Street	\$28.00	\$0.00		\$28.00
HUDSON COUNTY REGISTER	7/20/2021	5/17/2021	142170	Recording Fee - 28 Terhune	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	7/20/2021	5/17/2021	142219	Recording Fee - 400 7th Street	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	7/20/2021	5/17/2021	142181	Recording Fee - 33 Suburbia Court	\$31.00	\$0.00		\$31.00
				Totals for HUDSON COUNTY REGISTER:	\$220.00	\$0.00		\$220.00
				7 invoice(s) listed.				
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	7/20/2021	5/28/2021	58931	HVAC Maintenance - 292 MLK Drive	\$1,107.25	\$0.00		\$1,107.25
				Totals for IN-LINE AIR CONDITIONING CO.,:	\$1,107.25	\$0.00		\$1,107.25
				1 invoice(s) listed.				
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	7/20/2021	6/12/2021	30306348540000	Water & Sewer - 665 Ocean Ave - 303063485	\$747.97	\$0.00		\$747.97
JC MUNICIPAL UTILITIES AUTHORITY	7/20/2021	6/12/2021	30307758540000	Water & Sewer - 292 MLK Drive - 30307758	\$103.59	\$0.00		\$103.59
JC MUNICIPAL UTILITIES AUTHORITY	7/20/2021	6/3/2021	30309320562951	Water & Sewer - 25 Journal Sq 303083073485	\$588.41	\$0.00		\$588.41
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$1,439.97	\$0.00		\$1,439.97
				3 invoice(s) listed.				
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLFF	7/20/2021	6/3/2021	21065	Legal Services - 311-315 MLK	\$385.00	\$0.00		\$385.00
KINNEY LISOVICZ REILLY & WOLFF	7/20/2021	6/3/2021	21066	Legal Services- Employment Issues Ending 5/	\$735.00	\$0.00		\$735.00
KINNEY LISOVICZ REILLY & WOLFF	7/20/2021	6/3/2021	21067	Legal Services-General - Audit Ending 5/31/2	\$350.00	\$0.00		\$350.00
KINNEY LISOVICZ REILLY & WOLFF	7/20/2021	6/3/2021	21068	Legal Services - JCRA v Urban League- Endi	\$497.50	\$0.00		\$497.50

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
KINNEY LISOVICZ REILLY & WOLF	7/20/2021	6/3/2021	21069	Legal Services - Insurance Issues Ending 5/31	\$3,447.50	\$0.00		\$3,447.50
KINNEY LISOVICZ REILLY & WOLF	7/20/2021	6/3/2021	21070	Legal Services - 665 Ocean - Kevin Baskin En	\$887.50	\$0.00		\$887.50
				Totals for KINNEY LISOVICZ REILLY & WOLF PC: 6 invoice(s) listed.	\$6,302.50	\$0.00		\$6,302.50
MATRIX NEW WORLD ENGINEERING PC								
MATRIX NEW WORLD ENGINEERI	7/20/2021	5/14/2021	30930	Boundary Survey- 287 Pine Street	\$3,500.00	\$0.00		\$3,500.00
				Totals for MATRIX NEW WORLD ENGINEERING PC: 1 invoice(s) listed.	\$3,500.00	\$0.00		\$3,500.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/14/2021	181138	Legal Services - Tonnelle Avenue	\$3,965.00	\$0.00		\$3,965.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181612	Legal Services - Lowes Theatre	\$14,037.50	\$0.00		\$14,037.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181613	Legal Services - Berry Lane Park	\$3,202.50	\$0.00		\$3,202.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181614	Legal Services - 125 Monitor Street	\$5,525.00	\$0.00		\$5,525.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181615	Legal Services - Argent Venture/Johnston Vie	\$2,074.00	\$0.00		\$2,074.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181616	Legal Services - 25 Pathside	\$13,654.40	\$0.00		\$13,654.40
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181618	Legal Services - 8 Aetna	\$9,625.60	\$0.00		\$9,625.60
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181620	Legal Services- 829 Garfield Avenue	\$3,900.00	\$0.00		\$3,900.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181623	Legal Services - Laurel/Saddlewood	\$2,264.90	\$0.00		\$2,264.90
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181624	Legal Services - General Counsel	\$10,409.77	\$0.00		\$10,409.77
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181625	Legal Services - 8 Erie St Litigation	\$4,151.20	\$0.00		\$4,151.20
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181627	Legal Services - NJCU Block 4	\$3,152.50	\$0.00		\$3,152.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181630	Legal Services - Bayfront - Pennrose/Omni	\$10,418.00	\$0.00		\$10,418.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181709	Legal Services - Jersey Ave - Statco	\$5,482.00	\$0.00		\$5,482.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181710	Legal Services - Hampshire	\$4,127.50	\$0.00		\$4,127.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181711	Legal Services - One Journal Square- Litigati	\$3,737.50	\$0.00		\$3,737.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181712	Legal Services - 417 Communipaw	\$4,022.00	\$0.00		\$4,022.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181713	Legal Services - 500 Summit	\$6,142.50	\$0.00		\$6,142.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181714	Legal Services - One Grove Street	\$2,651.73	\$0.00		\$2,651.73
MCMANIMON, SCOTLAND & BAU	7/20/2021	5/28/2021	181715	Legal Services - Route 440 Developers - 80 Wa	\$2,177.50	\$0.00		\$2,177.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182290	Legal Services - Loew's Theater/ Ending 05/3	\$4,065.00	\$0.00		\$4,065.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182291	Legal Services- Berry Lane Park / Ending 05/	\$4,165.00	\$0.00		\$4,165.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182292	Legal Services - 125 Monitor Street / Ending t	\$2,990.00	\$0.00		\$2,990.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182293	Legal Services - Argent Venture/Johnson Vie	\$3,737.50	\$0.00		\$3,737.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182295	Legal Services - Johnston Station	\$3,100.00	\$0.00		\$3,100.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182296	Legal Services - 25 Journal Square / Pathside	\$17,165.05	\$0.00		\$17,165.05
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182297	Legal Services - 405- 407 Ocean Ave.	\$2,184.00	\$0.00		\$2,184.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182300	Legal Services - Tonnelle Avenue	\$5,557.50	\$0.00		\$5,557.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182301	Legal Services - Hampshire	\$2,112.50	\$0.00		\$2,112.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182303	Legal Services - Laurel/Saddlewood	\$19,878.50	\$0.00		\$19,878.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182304	Legal Services - 975 Garfield Avenue	\$6,272.50	\$0.00		\$6,272.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182305	Legal Services - General Counsel	\$14,356.91	\$0.00		\$14,356.91
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182306	Legal Services- Liberty Harbor North Tramz-F	\$13,208.98	\$0.00		\$13,208.98

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182307	Legal Services - HCCC	\$2,292.50	\$0.00		\$2,292.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182309	Legal Services - 417 Communipaw	\$2,024.00	\$0.00		\$2,024.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182310	Legal Services - Bayfront - Pennrose/Omni	\$3,354.20	\$0.00		\$3,354.20
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182311	Legal Services - Bayfront - BRP Development	\$6,157.00	\$0.00		\$6,157.00
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182312	Legal Services - 100 Monitor	\$2,922.50	\$0.00		\$2,922.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182313	Legal Services - Cottage 29 Owner LLC	\$2,572.50	\$0.00		\$2,572.50
MCMANIMON, SCOTLAND & BAU	7/20/2021	6/23/2021	182298	Legal Services - 8 Aetna	\$3,737.50	\$0.00		\$3,737.50
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC: 40 invoice(s) listed.					\$236,574.74	\$0.00		\$236,574.74
METLIFE								
METLIFE	7/20/2021	7/1/2021	August 2021	Deferred Salary Per Pay Period Ending	\$450.00	\$0.00		\$450.00
METLIFE	7/20/2021	7/1/2021	August 2021	Deferred Salary Per Pay Period Ending	\$450.00	\$0.00		\$450.00
Totals for METLIFE: 2 invoice(s) listed.					\$900.00	\$0.00		\$900.00
MONACO LOCK COMPANY								
MONACO LOCK COMPANY	7/20/2021	5/31/2021	JC30-7/1/21	Repair - Change Locks	\$130.00	\$0.00		\$130.00
Totals for MONACO LOCK COMPANY: 1 invoice(s) listed.					\$130.00	\$0.00		\$130.00
Nay's Cleaning Company LLC								
Nay's Cleaning Company LLC	7/20/2021	7/5/2021	0001	Cleaning & Supplies for 4 Jackson Square	\$2,675.00	\$0.00		\$2,675.00
Totals for Nay's Cleaning Company LLC: 1 invoice(s) listed.					\$2,675.00	\$0.00		\$2,675.00
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	7/20/2021	6/21/2021	2734367	Legal Advertising	\$161.20	\$0.00		\$161.20
Totals for NJ ADVANCE MEDIA, LLC: 1 invoice(s) listed.					\$161.20	\$0.00		\$161.20
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	7/20/2021	6/22/2021	21.616.02	Environmental Services - FDAD Maple	\$5,465.25	\$0.00		\$5,465.25
Totals for POTOMAC-HUDSON ENVIRONMENTAL I: 1 invoice(s) listed.					\$5,465.25	\$0.00		\$5,465.25
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/15/2021	42-497-031-18	Gas & Electric - 25 Journal Square	\$1,593.42	\$0.00		\$1,593.42
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/17/2021	79-491-378-03	Gas & Electric - 51 Crescent A ve.	\$35.22	\$0.00		\$35.22
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$40.52	\$0.00		\$40.52
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$47.57	\$0.00		\$47.57

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PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/17/2021	72-357-633-02	Gas & Electric - 292 MLK Dr- HSE	\$870.72	\$0.00		\$870.72
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/22/2021	75-202-754-18	Gas & Electric - 1 Berry Ln Fld HSE 2	\$26.50	\$0.00		\$26.50
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/17/2021	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$129.73	\$0.00		\$129.73
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$146.29	\$0.00		\$146.29
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$35.81	\$0.00		\$35.81
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$55.36	\$0.00		\$55.36
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$63.84	\$0.00		\$63.84
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$64.56	\$0.00		\$64.56
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$67.07	\$0.00		\$67.07
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$47.41	\$0.00		\$47.41
PUBLIC SERVICE ELECTRIC & GAS	7/20/2021	6/21/2021	72-429-978-18	Gas & Electric- 665 Ocean Avenue - Apt 3D	\$41.93	\$0.00		\$41.93
Totals for PUBLIC SERVICE ELECTRIC & GAS: 15 Invoice(s) listed.					\$3,265.95	\$0.00		\$3,265.95
ROBERT NAPIORSKI								
ROBERT NAPIORSKI	7/20/2021	7/7/2021	July 2021	Dental Reimbursement	\$566.70	\$0.00		\$566.70
Totals for ROBERT NAPIORSKI: 1 Invoice(s) listed.					\$566.70	\$0.00		\$566.70
SAMUEL OMAR CAMPBELL								
SAMUEL OMAR CAMPBELL	7/20/2021	6/28/2021	0048	Lawn Maintenance & Trash Removal - MLK &	\$1,602.71	\$0.00		\$1,602.71
Totals for SAMUEL OMAR CAMPBELL: 1 Invoice(s) listed.					\$1,602.71	\$0.00		\$1,602.71
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-1	Lawn Maintenance & Trash Removal- 185 Dw	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-2	Lawn Maintenance & Trash Removal- 204 St	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-3	Lawn Maintenance & Trash Removal- 284 MI	\$160.00	\$0.00		\$160.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-4	Lawn Maintenance & Trash Removal- 292 MI	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-5	Lawn Maintenance & Trash Removal- 314 MI	\$155.00	\$0.00		\$155.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-6	Lawn Maintenance & Trash Removal- 326-3	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-7	Lawn Maintenance & Trash Removal- 408-4	\$275.00	\$0.00		\$275.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-8	Lawn Maintenance & Trash Removal- 199 Wc	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-12	Lawn Maintenance & Trash Removal - Manil	\$600.00	\$0.00		\$600.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-13	Lawn Maintenance & Trash Removal - 550 J	\$355.00	\$0.00		\$355.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-14	Lawn Maintenance & Trash Removal - 84 Sip	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-15	Lawn Maintenance & Trash Removal - 80 Ba	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-16	Lawn Maintenance & Trash Removal - 174-1	\$650.00	\$0.00		\$650.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-18	Lawn Maintenance & Trash Removal - 336-3	\$205.00	\$0.00		\$205.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-20	Lawn Maintenance & Trash Removal - John	\$760.00	\$0.00		\$760.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-23	Lawn Maintenance & Trash Removal - 612-6	\$490.00	\$0.00		\$490.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-9	Lawn Maintenance & Trash Removal-405-4	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-10	Lawn Maintenance & Trash Removal- 665 Oc	\$240.00	\$0.00		\$240.00

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-11	Lawn Maintenance & Trash Removal - 51 Cr	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-17	Lawn Maintenance & Trash Removal - 34-36 Cr	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-19	Lawn Maintenance & Trash Removal - 1054 Cr	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-21	Lawn Maintenance & Trash Removal - 574 Co	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	7/20/2021	7/1/2021	10003-22	Lawn Maintenance & Trash Removal - 558 Co	\$275.00	\$0.00		\$275.00
				Totals for Silagy Contracting, LLC.:	\$6,660.00	\$0.00		\$6,660.00
				23 invoice(s) listed.				
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	7/20/2021	6/16/2021	June 2021	Office Supplies	\$2,390.47	\$0.00		\$2,390.47
STAPLES CREDIT PLAN	7/20/2021	7/5/2021	July 2021	Office Supplies	\$1,304.22	\$0.00		\$1,304.22
				Totals for STAPLES CREDIT PLAN:	\$3,694.69	\$0.00		\$3,694.69
				2 invoice(s) listed.				
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	7/20/2021	6/30/2021	July 2021	Payment for Copier Lease - June	\$1,306.82	\$0.00		\$1,306.82
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,306.82	\$0.00		\$1,306.82
				1 invoice(s) listed.				
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	7/20/2021	6/3/2021	210883300	Annual Site Remediation Fee - Droyers Point	\$1,750.00	\$0.00		\$1,750.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$1,750.00	\$0.00		\$1,750.00
				1 invoice(s) listed.				
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	7/20/2021	6/30/2021	June 2021	H/C Water dispenser & 5 gallon spring water	\$111.40	\$0.00		\$111.40
				Totals for TWIN ROCKS SPRING WATER:	\$111.40	\$0.00		\$111.40
				1 invoice(s) listed.				
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	7/20/2021	5/28/2021	June 2021	Case/Property Mngt Services at 665 Ocean A	\$4,791.67	\$0.00		\$4,791.67
				Totals for UNITED WAY OF HUDSON COUNTY:	\$4,791.67	\$0.00		\$4,791.67
				1 invoice(s) listed.				
VERIZON								
VERIZON	7/20/2021	6/23/2021	9882666873	Agency Cell Phone Bill -May - June 2021	\$186.20	\$0.00		\$186.20
				Totals for VERIZON:	\$186.20	\$0.00		\$186.20
				1 invoice(s) listed.				
W. B. MASON CO., INC.								

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
W. B. MASON CO., INC.	7/20/2021	5/28/2021	220553047	Office Supplies	\$16.46	\$0.00		\$16.46
W. B. MASON CO., INC.	7/20/2021	6/16/2021	220992831	Office Supplies	\$577.91	\$0.00		\$577.91
W. B. MASON CO., INC.	7/20/2021	6/17/2021	221030327	Office Supplies	\$262.28	\$0.00		\$262.28
W. B. MASON CO., INC.	7/20/2021	6/18/2021	221064179	Office Supplies	\$64.36	\$0.00		\$64.36
				Totals for W. B. MASON CO., INC.:	\$921.01	\$0.00		\$921.01
				4 invoice(s) listed.				
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	7/20/2021	7/1/2021	21-00085-01532	CFO Services Rendered	\$7,500.00	\$0.00		\$7,500.00
				Totals for Wielkotz & Company, LLC.:	\$7,500.00	\$0.00		\$7,500.00
				1 invoice(s) listed.				
WORKZONE, LLC								
WORKZONE, LLC	7/20/2021	7/1/2021	47456	License and Hosting Fee - 7/24/21-10/23/21	\$900.00	\$0.00		\$900.00
				Totals for WORKZONE, LLC:	\$900.00	\$0.00		\$900.00
				1 invoice(s) listed.				
XEROX CORPORATION								
XEROX CORPORATION	7/20/2021	7/7/2021	013839721	Meter Usage / Printer	\$191.27	\$0.00		\$191.27
				Totals for XEROX CORPORATION:	\$191.27	\$0.00		\$191.27
				1 invoice(s) listed.				
GRAND TOTALS:					\$447,088.58	\$0.00		\$447,088.58

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: Yesterday (7/20/2021)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	7/20/2021	6/10/2021	0282556	Engineering Services - Bayfront Redevelopment	\$26,229.00	\$0.00		\$26,229.00
CME ASSOCIATES	7/20/2021	6/29/2021	0283607	Engineering Services - Bayfront Redevelopment	\$73,735.14	\$0.00		\$73,735.14
				<i>Totals for CME ASSOCIATES:</i>	<u>\$99,964.14</u>	<u>\$0.00</u>		<u>\$99,964.14</u>
JOSEPH M. SANZARI, INC.								
JOSEPH M. SANZARI, INC.	7/20/2021	7/7/2021	Payment Est. No. 1	Construction- Bayfront Redevelopment- Phase	\$906,208.51	\$0.00		\$906,208.51
				<i>Totals for JOSEPH M. SANZARI, INC.:</i>	<u>\$906,208.51</u>	<u>\$0.00</u>		<u>\$906,208.51</u>
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN, LLC	7/20/2021	5/28/2021	181619	Legal Services - Bayfront/Honeywell	\$3,557.50	\$0.00		\$3,557.50
MCMANIMON, SCOTLAND & BAUMANN, LLC	7/20/2021	6/23/2021	182299	Legal Services - Bayfront/Honeywell	\$3,855.00	\$0.00		\$3,855.00
				<i>Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:</i>	<u>\$7,412.50</u>	<u>\$0.00</u>		<u>\$7,412.50</u>
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	7/20/2021	6/3/2021	77961.00.0-1	Architectural Services - Bayfront Redevelopment	\$21,262.50	\$0.00		\$21,262.50
Perkins Eastman Architects DPC	7/20/2021	6/22/2021	77960-03.0-1	Architectural Services - Bayfront Redevelopment	\$5,358.50	\$0.00		\$5,358.50
				<i>Totals for Perkins Eastman Architects DPC:</i>	<u>\$26,621.00</u>	<u>\$0.00</u>		<u>\$26,621.00</u>
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL I	7/20/2021	6/8/2021	21.627.15	Environmental Services - Bayfront	\$4,465.00	\$0.00		\$4,465.00
				<i>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</i>	<u>\$4,465.00</u>	<u>\$0.00</u>		<u>\$4,465.00</u>
SWA/Balsley Landscape Architects								
SWA/Balsley Landscape Architects	7/20/2021	6/16/2021	1021	Professional Landscape/Architectural Svcs- Bayfront	\$2,527.50	\$0.00		\$2,527.50
				<i>Totals for SWA/Balsley Landscape Architects:</i>	<u>\$2,527.50</u>	<u>\$0.00</u>		<u>\$2,527.50</u>
GRAND TOTALS:					\$1,047,198.65	\$0.00		\$1,047,198.65

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: Yesterday (7/20/2021)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY COMMENDING MARY
PATRICIA NOONAN ON HER MANY YEARS OF SERVICE TO THE
AGENCY AND TO THE PEOPLE OF JERSEY CITY, AND
CONGRATULATING HER ON HER RETIREMENT**

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

WHEREAS, Mary Patricia Noonan joined the Agency on July 6, 1970, and in the succeeding fifty-one years has assisted both the Agency and the City in various capacities in implementing the redevelopment vision for the City and fostering the City's transformation, revitalization, and growth; and

WHEREAS, in recognition of her dedication, talent, and diligence, Mary Patricia Noonan has been promoted numerous times over her tenure with the Agency, from clerk typist, to stenographer, to secretary, to administrative assistant to the Assistant Executive Director, to Project Assistant, to Project Manager, and most recently to the title of Senior Project Manager, which she holds today; and

WHEREAS, in her tenure with the Agency, Mary Patricia Noonan has worked with Executive Directors Joseph Feinberg, Neil Piro, Ralph Klopper, Thomas Leane, Jerome M. Killen, Paul W. Hamilton, Harry Laurie, Susan Mack, Barbara Netchert, Robert Antonicello, David Donnelly, and Diana Jeffrey; and

WHEREAS, Mary Patricia Noonan has provided invaluable assistance in so many iconic and transformative redevelopment projects within the City, from the development of Newport from an aging industrial area into one of the most sought-after residential neighborhoods in the northeast, to the revitalization of Liberty Harbor North, to the redevelopment of Droyers Point and Society Hill, to the redevelopment of the Betz Brewery into a state of the art public school, to the ongoing redevelopment efforts at Bayfront, to name just a few; and

WHEREAS, Mary Patricia Noonan has elected to retire from the Agency effective July 31, 2021; and

WHEREAS, the Board of Commissioners and staff of the Agency wish to take this opportunity to recognize Mary Patricia Noonan for all of her contributions to the Agency, to its mission, and to the citizens of Jersey City over the past fifty-one years,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Mary Patricia Noonan be and hereby is commended for her invaluable talents, dedication, diligence, work ethic, and collegiality; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency's gratitude is extended to Mary Patricia Noonan for her fifty-one years of service to the Agency, and to the people of the City of Jersey City; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that on behalf of the Agency, its Commissioners, staff, and all those who have had the pleasure of working with her over the past fifty-one years, congratulations are extended to Mary Patricia Noonan on the occasion of her well-earned retirement, and best wishes for the years to come.

This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 20, 2021.

C. Fiore
Diana H. Jeffrey, Secretary
Chris Fiore, Acting

<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				✓

Regular Meeting
July 20, 2021

A G E N D A

Grand Jersey Redevelopment Area

The City previously filed a tax appeal with the Hudson County Board of Taxation (the “County Board”) with respect to Agency-owned property located at Block 15801, Lot 3.02 within the Grand Jersey Redevelopment Area, which was erroneously being taxed and classified as a taxable property. To resolve the tax appeal, the Agency is entering into a Stipulation of Settlement (the “Stipulation”) with the City to be filed with the County Board. The Stipulation does not require the Agency to pay any amount to settle the appeal and will result in changing the subject property from taxable to exempt.