

**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 August 17, 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 JULY 20, 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 August 17, 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 EXECUTIVE SESSION OF
THE REGULAR REMOTE PUBLIC MEETING JULY 20, 2021**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of July 20, 2021; and

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

2) contract negotiations

3) and personnel

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of July 20, 2021 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated August 17, 2021

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

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

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

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

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

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

WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.* (the “**Pay-to-Play Law**”), on June 22, 2021, the Agency issued a Request for Qualifications for the Environmental Services (“**RFQ**”); and

WHEREAS, the Agency received twenty-seven (27) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

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

1. BATTA
2. BL Companies
3. Boswell Engineering

4. BRS, Inc.
5. Colliers Engineering & Design, Inc.
6. CME Associates
7. Dresdner Robin
8. ENGenuity Infrastructure, LLC
9. Environmental Alliance, Inc.
10. French & Parrello Associates
11. GEI Consultants, Inc.
12. GZA GeoEnvironmental, Inc.
13. H2M Associates, Inc.
14. Langan Engineering & Environmental Services, Inc.
15. Lewis Consulting Group
16. Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
17. Pennoni
18. Potomac-Hudson Environmental, Inc.
19. Paulus, Sokoloski and Sartor, LLC
20. Suburban Consulting Engineers, Inc.
21. T&M Associates
22. Tectonic Engineering Consultants, Geologist & Land Surveyors, DPC, Inc.
23. TRC Environmental Corporation
24. Vanasse Hangen Brustlin, Inc.
25. Whitman Co.
26. Woodard & Curran
27. YU & Associates, Inc.

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

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

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

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

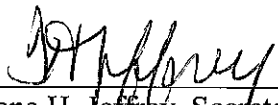
Section 2. The above-listed firms are hereby approved and qualified for one (1) year from the date hereof on an as-needed basis to provide the Environmental Services, subject to subsequent authorization by the Board of Commissioners, if and as needed, to enter into professional services agreement(s)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

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

Resolution, in consultation with counsel, and to take all other actions necessary to effectuate this Resolution.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 17, 2021.


Diana H. Jeffrey, Secretary

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

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

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

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

WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.* (the “**Pay-to-Play Law**”), on June 22, 2021, the Agency issued a Request for Qualifications for the Engineering Services (“**RFQ**”); and

WHEREAS, the Agency received twenty-five (25) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

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

1. Alaimo Group Consulting Engineers
2. Boswell Engineering
3. Bright View Engineering, LLC
4. BRS, Inc.
5. CME Associates
6. Colliers Engineering & Design, Inc.
7. Dresdner Robin
8. ENGenuity Infrastructure, LLC
9. French and Parrello Associates
10. GEI Consultants, Inc.
11. H2M Associates, Inc.
12. Langan Engineering & Environmental Services, Inc.
13. LS Engineering Associates Corporation
14. Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
15. McLaren Engineering Group
16. MFS Consulting Engineers & Surveyors, DPC

17. Neglia Engineering Associates
18. Paulus, Sokolowski and Sartor, LLC
19. Pennoni
20. Suburban Consulting Engineers, Inc.
21. T&M Associates
22. Tectonic Engineering Consultants, Geologists & Land Surveyors, DPC, Inc.
23. Van Cleef Engineering Associates, LLC
24. Vanasse Hangen Brustlin, Inc.
25. YU & Associates, Inc.

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

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

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

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

Section 2. The above-listed firms are hereby approved and qualified for one (1) year from the date hereof to provide the Engineering Services, subject to subsequent authorization by the Board of Commissioners, if and as needed, to enter into professional services agreement(s) with the Agency to provide Engineering Services as identified in the RFQ.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 17, 2021.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND THE CITY OF JERSEY CITY WITH RESPECT TO THE CENTRAL AVENUE BLOCK 2901 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 Central Avenue Block 2901 Redevelopment Plan (as may be 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 Central Avenue Block 2901 Redevelopment Area (the "**Redevelopment Area**"); and

WHEREAS, the Redevelopment Plan seeks to promote the redevelopment of the Redevelopment Area and to provide certain community benefits; and

WHEREAS, the City owns certain property within the Redevelopment Area identified as Block 2901, Lots 9-16, 22, 23, 27.01, 27.02 and 32 on the official tax map of the City, commonly known as 81-109 Cambridge Avenue, 140-142 Griffith Street and 328, 338-342 and 352 Central Avenue (collectively, the "**Site**"); and

WHEREAS, the City desires that the Agency exercise the powers available to the Agency as redevelopment entity for the Redevelopment Area in order to facilitate the goals and undertakings contemplated in the Redevelopment Plan and shall, amongst other things, oversee the selection of a redeveloper for the Site and the redevelopment of the Site in such a manner and under such terms as the Agency deems appropriate and consistent with the Redevelopment Plan and Redevelopment Law (the "**Agency Redevelopment Activities**"); and

WHEREAS, the City and the Agency have determined that the Agency has the experience and expertise to implement the Agency Redevelopment Activities; and

WHEREAS, the City and the Agency find it mutually beneficial and in the public interest to enter into a cooperation agreement, substantially in the form on file with the Agency (the "**Cooperation Agreement**") to authorize the Agency to exercise such powers and to set forth the parties' respective obligations with respect redevelopment of the Redevelopment Area and the Site,

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

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

Section 2. The Board of Commissioners hereby approves the Cooperation Agreement with the City for a period of five (5) years in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with counsel, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with counsel.

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

Section 4. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 17, 2021.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND 8 AETNA LLC FOR PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 66.01, 67, 68, 69, AND 70 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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

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

WHEREAS, by Resolution No. 19-10-7 adopted on October 15, 2019 and Resolution No. 19-12-8 adopted on December 17, 2019, the Board of Commissioners authorized, among other things, that certain Redevelopment Agreement dated December 18, 2019 (the “**Redevelopment Agreement**”) by and between the Agency and 8 Aetna LLC (the “**Redeveloper**”) for the redevelopment of property identified on the tax maps of the City as Block 15801, Lots 66.01, 67, 68, 69 and 70 (collectively, the “**Property**”); and

WHEREAS, in accordance with Section 4.01(a) of the Redevelopment Agreement and Resolution No. 19-12-8 adopted on December 17, 2019, the Agency accepted title to those parcels identified as Block 15801, Lots 67, 68 and 69 (the “**Private Parcels**”) and agreed to hold title to the Private Parcels for up to three (3) years after the effective date of the Redevelopment Agreement (the “**Agency Hold Period**”) pending environmental investigation and remediation of the Private Parcels; and

WHEREAS, in accordance with Section 4.01(c) of the Redevelopment Agreement, the Agency submitted an application for Hazardous Discharge Site Remediation Fund (“**HDSRF**”) monies to assist with costs for environmental investigation of the Private Parcels, which application is pending; and

WHEREAS, the parties desire to clarify their respective rights and obligations with respect to the funding of environmental assessment costs relating to the Private Parcels and to extend the Agency Hold Period in order to allow additional time to complete the HDSRF application process and remediate the Private Parcels; and

WHEREAS, the Agency desires to memorialize the above, together with certain other associated revisions and clarifications, in an amendment to the Redevelopment Agreement, substantially in the form on file with the Agency (the “**First Amendment**”); and

WHEREAS, except as expressly authorized herein, all other terms and conditions of the Redevelopment Agreement shall remain unchanged and in full force and effect,

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

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

Section 2. (a) The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the First Amendment, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate this Resolution. Said authorization includes accepting any and all associated documents from the Redeveloper, and the execution and delivery of any documents by the Agency, required to effectuate this Resolution.

(b) The Chair, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the First Amendment and any other necessary documents and/or agreements between the Agency and the Redeveloper, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency. Said authorization includes accepting any and all associated documents from the Redeveloper, and executing and delivering any documents, required to effectuate the purposes of the First Amendment and this Resolution.


(c) The Chair, Vice-Chair, Executive Director, Secretary, General Counsel, and/or other necessary Agency officials are each hereby authorized to undertake all actions necessary to effectuate this Resolution.

(d) The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director, as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents and to undertake all actions necessary to effectuate the First Amendment and this Resolution.

Section 4. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 17, 2021.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
DESIGNATING BLESC HOUSING GROUP AS
REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK
22604, LOT 24, COMMONLY KNOWN AS 314-316 MLK
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 amended and supplemented (the “**Redevelopment Law**”); and

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

WHEREAS, BLESC Housing Group (the “**Redeveloper**”) proposes to redevelop that certain Agency-owned property within the Redevelopment Area identified on the official tax maps of the City as Block 22604, Lot 24, commonly known as 314-316 Martin Luther King Drive (the “**Property**”); and

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

WHEREAS, the Redeveloper proposes to develop the Property with a project consisting of a five (5) story building of approximately 19,787 square feet containing 18 residential units and ground floor commercial space (the “**Project**”); and

WHEREAS, the Agency wishes to conditionally designate the Redeveloper as redeveloper of the Property and commence the negotiation of a redevelopment agreement in connection with the proposed Project and such other agreements as may be necessary or desirable,

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.

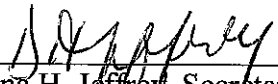
Section 2. BLESC Housing Group is hereby conditionally designated as the redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on December 31, 2021, which expiration date may be extended by the Executive Director in her sole discretion for up to two (2) additional period(s) of thirty (30) days each.

Section 3. If, by December 31, 2021 or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of BLESC Housing Group as redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 17, 2021.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING MONTICELLO EQUITY PROPERTIES LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 15005, LOTS 1-16, COMMONLY KNOWN AS 220-238 MONTICELLO AVENUE, 221-227 FAIRMOUNT AVENUE, AND 4-12 FAIRVIEW AVENUE 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 accordance with the Redevelopment Law, the City designated that certain area known as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Jackson Hill Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Monticello Equity Properties LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 15005, Lots 1-16, commonly known as 220-238 Monticello Avenue, 221-227 Fairmount Avenue, and 4-12 Fairview Avenue (collectively, the “**Property**”) in accordance with the Redevelopment Plan; and

WHEREAS, the Redeveloper proposes to develop, finance and construct an approximately 330,626 square foot mixed-used project consisting of a ten (10) story structure, containing approximately 304 dwelling units and commercial ground floor retail space, parking and a public plaza and green space area, (the “**Project**”) on the Property; and

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

WHEREAS, the Redeveloper recognizes that the Agency will incur costs and expenses in connection with the Pre-Development Activities and is willing to defray those costs and expenses, with no assurance of a particular result for the Redeveloper from the Agency; and

WHEREAS, the Agency further wishes to enter into a funding agreement with the proposed Redeveloper (the “**Funding Agreement**”), substantially in the form on file with the Agency, to effectuate the funding of an escrow account and procedures for the payment

therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities,

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

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

Section 2. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the Funding Agreement, substantially in the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable in consultation with counsel.

Section 3. Monticello Equity Properties LLC is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on December 31, 2021, unless extended for up to two (2) additional periods of no more than thirty (30) days each by the Executive Director in her sole discretion, *provided, however*, that designation of Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 4. If, by December 31, 2021 or such later date as established by the Executive Director in accordance with Section 3 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of Monticello Equity Properties LLC, as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 17, 2021.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 15TH AND GROVE JC, LLC, FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 7102, LOT 7, COMMONLY KNOWN AS 619 GROVE STREET, AND BLOCK 7103, LOTS 12-17, COMMONLY KNOWN AS 610-620 GROVE STREET, LOCATED WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

WHEREAS, 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.* (the “**Redevelopment Law**”), with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

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

WHEREAS, certain properties identified on the City’s tax maps as Block 7102, Lot 7, commonly known as 619 Grove Street and Block 7103, Lots 12-17, commonly known as 610-620 Grove Street (collectively, the “**Property**”) are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, 15th and Grove JC, LLC (the “**Redeveloper**”) and the Agency are parties to that certain Redevelopment Agreement dated September 8, 2020 (the “**Redevelopment Agreement**”), which sets forth the parties’ rights and obligations with respect to construction of a redevelopment project on the Property; and

WHEREAS, the parties desire to amend the Development Timetable set forth in Schedule D to the Redevelopment Agreement in order to extend the time frames for completion of development of the Property; and

WHEREAS, the Agency desires to memorialize such revisions in a First Amendment to the Redevelopment Agreement, the form of which is attached hereto as **Exhibit A** (“**First Amendment**”); and

WHEREAS, except as expressly authorized herein, all other terms and conditions of the Redevelopment Agreement shall remain unchanged and in full force and effect,

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

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

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

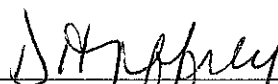
Section 2. The Board of Commissioners hereby authorizes the First Amendment in the form attached hereto as **Exhibit A** in order to extend the deadlines set forth in the Development Timetable attached to Schedule D of the Redevelopment Agreement.

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

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 17, 2021.


Diana H. Jeffrey, Secretary

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

EXHIBIT A
FORM OF FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT (the “**First Amendment**”) is entered into as of the 28th day of May, 2021 by and between the **JERSEY CITY REDEVELOPMENT AGENCY**, with offices at 4 Jackson Square, Jersey City, New Jersey 07305 (the “**Agency**”), and **15TH AND GROVE JC, LLC**, a limited liability company of the State of New Jersey, having its address at 49 U.S. 202, P.O. Box 808, Far Hills, New Jersey 07931 (“**Redeveloper**”; together with the Agency, the “**Parties**”; each, a “**Party**”).

WITNESSETH:

WHEREAS, 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 commonly known as the Jersey Avenue Light Rail Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Jersey Avenue Light Rail Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, certain properties identified on the City’s tax maps as Block 7102, Lot 7, commonly known as 619 Grove Street and Block 7103, Lots 12-17, commonly known as 610-620 Grove Street (collectively, the “**Property**”) are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, 15th and Grove JC, LLC (the “**Redeveloper**”) and the Agency are parties to that certain Redevelopment Agreement dated September 8, 2020 (the “**Redevelopment Agreement**”), which sets forth the parties’ rights and obligations with respect to construction of a redevelopment project on the Property; and

WHEREAS, the Parties desire to amend certain provisions in the Redevelopment Agreement; and

WHEREAS, the Parties have determined to enter into this First Amendment for the purposes of memorializing the above,

NOW, THEREFORE, for good and valuable consideration as set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

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

Section 2. Capitalized terms set forth in this First Amendment not defined herein shall have the meanings ascribed to them in the Redevelopment Agreement.

Section 3. Schedule D of the Redevelopment Agreement is hereby replaced with the

revised Schedule D attached hereto as **Exhibit A**.

Section 4. The Redevelopment Agreement, as amended by this First Amendment, is ratified and affirmed by the Parties. Except as expressly amended herein, all other terms and conditions of the Redevelopment Agreement remain in full force and effect. This First Amendment shall be recorded with respect to all lands described as the Project Premises.

Section 5. This First Amendment may be executed in counterparts, each of which shall constitute an original, and all of which together shall constitute one and the same instrument.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the Agency has caused this First Amendment to be duly executed in its name and behalf by the Chairman of its Board of Commissioners, and its seal to be hereunto duly affixed and attested by its Secretary, and the Redeveloper has caused this First Amendment to be duly executed in its name and on its behalf by its Authorized Signatory, on or as of the date first above written.

ATTEST:

JERSEY CITY REDEVELOPMENT AGENCY,
a body corporate & politic of the State of New Jersey

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

By: _____
Name: Hon. Daniel Rivera
Title: Chairman

STATE OF NEW JERSEY)
) **SS:**
COUNTY OF HUDSON)

BE IT REMEMBERED that on _____, 2021, before me, the subscriber, a Notary Public or Attorney at Law of the State of New Jersey, personally appeared Diana H. Jeffrey, who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Executive Director and Secretary of **JERSEY CITY REDEVELOPMENT AGENCY**, a body corporate and politic, and the body corporate and politic named in the within instrument; that Hon. Daniel Rivera is the Chairman of said body corporate and politic; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Commissioners of the body corporate and politic; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument (if affixed) is the proper corporate seal and was thereto affixed and said instrument signed and delivered by Hon. Daniel Rivera, as and for the voluntary act and deed of said body corporate and politic, in presence, who thereupon subscribed his name thereto as attesting witness.

Sworn and subscribed to before me
this ___ Day of _____, 2021

Notary Public or Attorney at Law
of the State of NJ
My Commission Expires _____

WITNESS:

15TH AND GROVE JC, LLC, a New Jersey
limited liability company, Redeveloper

By: _____
Name:

By: _____
Name:
Title: Authorized Signatory

STATE OF NEW JERSEY)
) SS:
COUNTY OF _____)

BE IT REMEMBERED that on _____, 2021, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared _____, who, being by me duly sworn on his/her oath, deposes and makes proof to my satisfaction, that s/he is an Authorized Signatory of **15TH AND GROVE JC, LLC**, a limited liability company of the State of New Jersey, the entity named in the within Instrument and that s/he signed, sealed and delivered the attached document as and for his/her act and deed and as the authorized act and deed of **15TH AND GROVE JC, LLC**.

Sworn and subscribed to before me
this ____ Day of _____, 2021

Notary Public of the State of NJ
My Commission Expires _____

EXHIBIT A
AMENDED SCHEDULE D – DEVELOPMENT TIMETABLE

I. SHELTER AND COMMUNITY SPACE PORTION

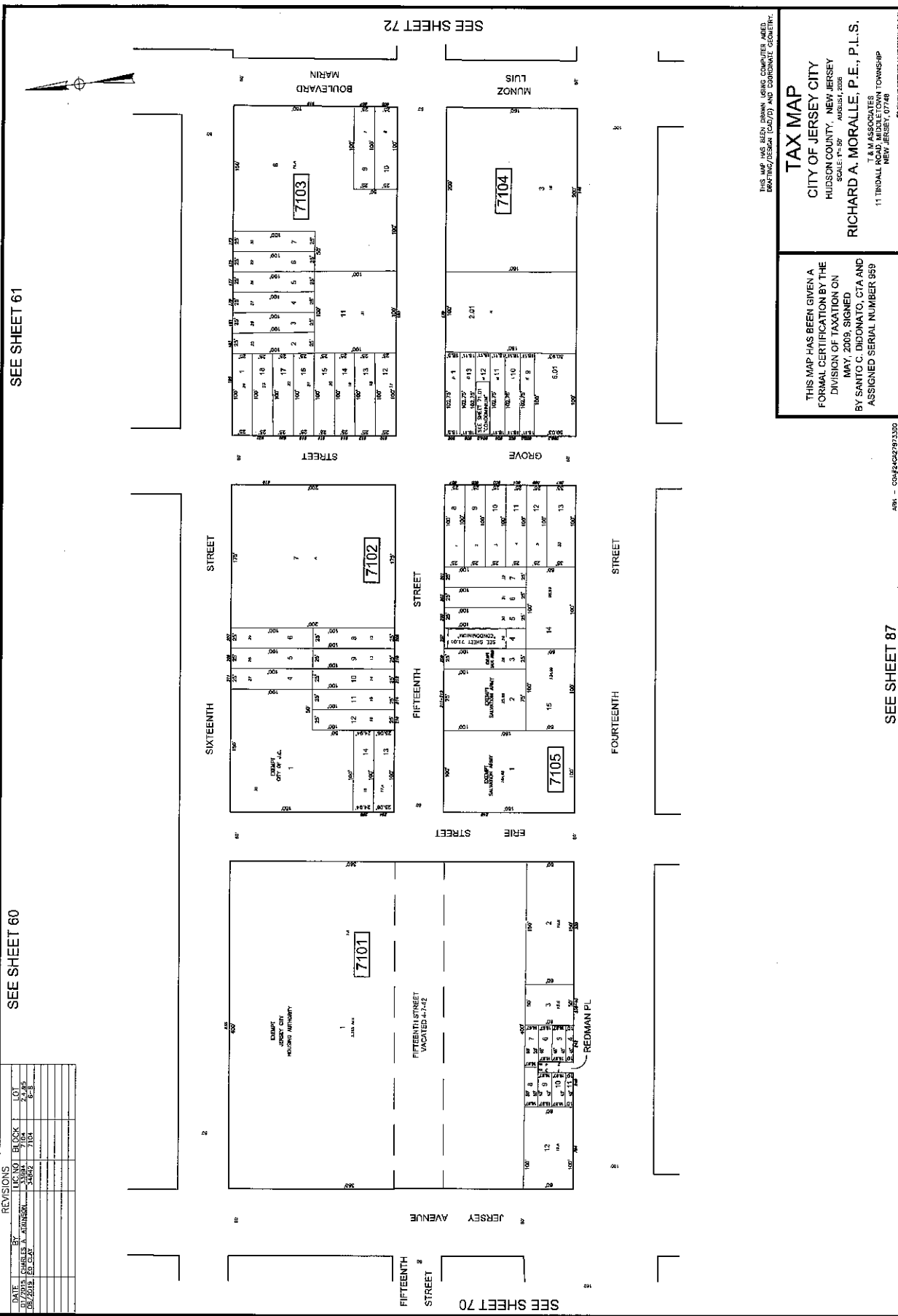
Tasks	Completion
1. Site Plan/Government Approvals	November 30, 2020
2. Commence Demolition	December 1, 2021
2. Obtain Construction Permits	January 31, 2022
3. Commencement of Construction	February 1, 2022
4. Completion of Construction	15 months following the issuance of Construction Permits but no later than May 1, 2023
5. Delivery of Shelter and Community Space Portion and Commencement of Catholic Charities Operations ¹	30 days following the Completion of Construction but no later than June 1, 2023

¹ The Redeveloper shall obtain a Certificate of Occupancy for and deliver the Shelter and Community Space Portion to the operator prior to removal of the existing homeless shelter located at the Saint Lucy Parcel.

II. MIXED-USE PORTION

Tasks	Completion
1. Closing on the Saint Lucy Parcel	No later than September 30, 2021
2. Site Plan/Government Approvals	November 30, 2020
3. Obtain Construction Permits	30 days following the Completion of Construction of the Shelter and Community Space Portion but no later than June 1, 2023
4. Commencement of Construction	30 days following the issuance of Construction Permits but no later than July 1, 2023
5. Completion of Construction	30 months following Commencement of Construction but no later than January 1, 2026
6. Occupancy of Units	1 month following the issuance of a Certificate of Occupancy

The Parties hereto acknowledge that the dates set forth in this Development Timetable are outside dates and shall in no way prohibit Redeveloper from completing the actions set forth herein prior to the respective deadlines.



SEE SHEET 61

SEE SHEET 60

REVISIONS			
DATE	BY	DESCRIPTION	LOT
08/20/08	CHRIS A. ADRIANO	7101	2, 2.95
08/20/08	CHRIS A. ADRIANO	7102	7, 1.05
08/20/08	CHRIS A. ADRIANO	7103	1, 1.05
08/20/08	CHRIS A. ADRIANO	7104	1, 1.05
08/20/08	CHRIS A. ADRIANO	7105	1, 1.05
08/20/08	CHRIS A. ADRIANO	7106	1, 1.05
08/20/08	CHRIS A. ADRIANO	7107	1, 1.05
08/20/08	CHRIS A. ADRIANO	7108	1, 1.05
08/20/08	CHRIS A. ADRIANO	7109	1, 1.05
08/20/08	CHRIS A. ADRIANO	7110	1, 1.05
08/20/08	CHRIS A. ADRIANO	7111	1, 1.05
08/20/08	CHRIS A. ADRIANO	7112	1, 1.05
08/20/08	CHRIS A. ADRIANO	7113	1, 1.05
08/20/08	CHRIS A. ADRIANO	7114	1, 1.05
08/20/08	CHRIS A. ADRIANO	7115	1, 1.05
08/20/08	CHRIS A. ADRIANO	7116	1, 1.05
08/20/08	CHRIS A. ADRIANO	7117	1, 1.05
08/20/08	CHRIS A. ADRIANO	7118	1, 1.05
08/20/08	CHRIS A. ADRIANO	7119	1, 1.05
08/20/08	CHRIS A. ADRIANO	7120	1, 1.05
08/20/08	CHRIS A. ADRIANO	7121	1, 1.05
08/20/08	CHRIS A. ADRIANO	7122	1, 1.05
08/20/08	CHRIS A. ADRIANO	7123	1, 1.05
08/20/08	CHRIS A. ADRIANO	7124	1, 1.05
08/20/08	CHRIS A. ADRIANO	7125	1, 1.05
08/20/08	CHRIS A. ADRIANO	7126	1, 1.05
08/20/08	CHRIS A. ADRIANO	7127	1, 1.05
08/20/08	CHRIS A. ADRIANO	7128	1, 1.05
08/20/08	CHRIS A. ADRIANO	7129	1, 1.05
08/20/08	CHRIS A. ADRIANO	7130	1, 1.05
08/20/08	CHRIS A. ADRIANO	7131	1, 1.05
08/20/08	CHRIS A. ADRIANO	7132	1, 1.05
08/20/08	CHRIS A. ADRIANO	7133	1, 1.05
08/20/08	CHRIS A. ADRIANO	7134	1, 1.05
08/20/08	CHRIS A. ADRIANO	7135	1, 1.05
08/20/08	CHRIS A. ADRIANO	7136	1, 1.05
08/20/08	CHRIS A. ADRIANO	7137	1, 1.05
08/20/08	CHRIS A. ADRIANO	7138	1, 1.05
08/20/08	CHRIS A. ADRIANO	7139	1, 1.05
08/20/08	CHRIS A. ADRIANO	7140	1, 1.05
08/20/08	CHRIS A. ADRIANO	7141	1, 1.05
08/20/08	CHRIS A. ADRIANO	7142	1, 1.05
08/20/08	CHRIS A. ADRIANO	7143	1, 1.05
08/20/08	CHRIS A. ADRIANO	7144	1, 1.05
08/20/08	CHRIS A. ADRIANO	7145	1, 1.05
08/20/08	CHRIS A. ADRIANO	7146	1, 1.05
08/20/08	CHRIS A. ADRIANO	7147	1, 1.05
08/20/08	CHRIS A. ADRIANO	7148	1, 1.05
08/20/08	CHRIS A. ADRIANO	7149	1, 1.05
08/20/08	CHRIS A. ADRIANO	7150	1, 1.05
08/20/08	CHRIS A. ADRIANO	7151	1, 1.05
08/20/08	CHRIS A. ADRIANO	7152	1, 1.05
08/20/08	CHRIS A. ADRIANO	7153	1, 1.05
08/20/08	CHRIS A. ADRIANO	7154	1, 1.05
08/20/08	CHRIS A. ADRIANO	7155	1, 1.05
08/20/08	CHRIS A. ADRIANO	7156	1, 1.05
08/20/08	CHRIS A. ADRIANO	7157	1, 1.05
08/20/08	CHRIS A. ADRIANO	7158	1, 1.05
08/20/08	CHRIS A. ADRIANO	7159	1, 1.05
08/20/08	CHRIS A. ADRIANO	7160	1, 1.05
08/20/08	CHRIS A. ADRIANO	7161	1, 1.05
08/20/08	CHRIS A. ADRIANO	7162	1, 1.05
08/20/08	CHRIS A. ADRIANO	7163	1, 1.05
08/20/08	CHRIS A. ADRIANO	7164	1, 1.05
08/20/08	CHRIS A. ADRIANO	7165	1, 1.05
08/20/08	CHRIS A. ADRIANO	7166	1, 1.05
08/20/08	CHRIS A. ADRIANO	7167	1, 1.05
08/20/08	CHRIS A. ADRIANO	7168	1, 1.05
08/20/08	CHRIS A. ADRIANO	7169	1, 1.05
08/20/08	CHRIS A. ADRIANO	7170	1, 1.05
08/20/08	CHRIS A. ADRIANO	7171	1, 1.05
08/20/08	CHRIS A. ADRIANO	7172	1, 1.05
08/20/08	CHRIS A. ADRIANO	7173	1, 1.05
08/20/08	CHRIS A. ADRIANO	7174	1, 1.05
08/20/08	CHRIS A. ADRIANO	7175	1, 1.05
08/20/08	CHRIS A. ADRIANO	7176	1, 1.05
08/20/08	CHRIS A. ADRIANO	7177	1, 1.05
08/20/08	CHRIS A. ADRIANO	7178	1, 1.05
08/20/08	CHRIS A. ADRIANO	7179	1, 1.05
08/20/08	CHRIS A. ADRIANO	7180	1, 1.05
08/20/08	CHRIS A. ADRIANO	7181	1, 1.05
08/20/08	CHRIS A. ADRIANO	7182	1, 1.05
08/20/08	CHRIS A. ADRIANO	7183	1, 1.05
08/20/08	CHRIS A. ADRIANO	7184	1, 1.05
08/20/08	CHRIS A. ADRIANO	7185	1, 1.05
08/20/08	CHRIS A. ADRIANO	7186	1, 1.05
08/20/08	CHRIS A. ADRIANO	7187	1, 1.05
08/20/08	CHRIS A. ADRIANO	7188	1, 1.05
08/20/08	CHRIS A. ADRIANO	7189	1, 1.05
08/20/08	CHRIS A. ADRIANO	7190	1, 1.05
08/20/08	CHRIS A. ADRIANO	7191	1, 1.05
08/20/08	CHRIS A. ADRIANO	7192	1, 1.05
08/20/08	CHRIS A. ADRIANO	7193	1, 1.05
08/20/08	CHRIS A. ADRIANO	7194	1, 1.05
08/20/08	CHRIS A. ADRIANO	7195	1, 1.05
08/20/08	CHRIS A. ADRIANO	7196	1, 1.05
08/20/08	CHRIS A. ADRIANO	7197	1, 1.05
08/20/08	CHRIS A. ADRIANO	7198	1, 1.05
08/20/08	CHRIS A. ADRIANO	7199	1, 1.05
08/20/08	CHRIS A. ADRIANO	7200	1, 1.05

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=50' AUGUST 1, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T.A.M. ASSOCIATES
11 TINDALL ROAD, MIDDLEBURY TOWNSHIP
NEW JERSEY, 07748

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

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

ADN - C04FAC02701300

SEE SHEET 87

SEE SHEET 87

SEE SHEET 87

SEE SHEET 87

SEE SHEET 87

SEE SHEET 87

SEE SHEET 87

SEE SHEET 87

SEE SHEET 87

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A LOCATION AGREEMENT WITH
MARIA SOCCOR PRODUCTIONS INC. NUNC PRO TUNC
WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED
AS BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP
AVENUE/25 PATHSIDE, 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**”) 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 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, the Agency is the owner of certain real property identified as Block 9501, Lot 22 on the official tax maps of the City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “**Property**”), which Property is located within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, the Agency received a request from Maria Soccor Productions Inc. (“**MSP**”) to use the Property for one (1) day (July 25, 2021) to film a documentary entitled “FREESTYLE MUSIC: The Legacy”; and

WHEREAS, the Agency desires to authorize a Location Agreement with MSP *nunc pro tunc* to July 25, 2021 (“**Location Agreement**”), a copy of which is on file with the Agency, documenting the terms and conditions of MSP’s usage of 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 Location Agreement *nunc pro tunc* to July 25, 2021.


Section 3. The Chair, Vice Chair, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the Location 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 Location 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 August 17, 2021.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH BUREAU BAILLET FOR LEGAL SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is responsible for implementing redevelopment plans and carrying out redevelopment projects in 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 may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); 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, the Agency is the owner of certain real property identified as Block 9501, Lot 22 on the official tax maps of the City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “**Property**”), which Property is located within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, the Agency has determined to repurpose the building on the Property as a museum pursuant to its powers under the Redevelopment Law; and

WHEREAS, the City and the Agency have determined it is mutually beneficial and in the public interest to work cooperatively on the redevelopment of the Property and to provide designated municipal funding for the Agency’s redevelopment activities and have set forth their respective obligations within a Cooperation Agreement for the Journal Square Cultural and Arts Initiative, dated May 5, 2021 (the “**Cooperation Agreement**”); and

WHEREAS, the Agency and the City have entered into a Memorandum of Understanding with the City and the Centre national d’art et de culture Georges Pompidou (“**Centre Pompidou**”) as the cultural partner for the Pathside Museum Project (“**Project**”); and

WHEREAS, the Agency has a need for specialized legal services in connection with the Project (the “**Legal Services**”) and its contractual relationship with the Centre Pompidou from an experienced and qualified law firm with an expertise in French Law; and

WHEREAS, Bureau Baillet (the “**Attorney**”) provided the Agency with a proposal dated July 25, 2021 (the “**Proposal**”), which lists the tasks proposed to be completed and proposes hourly billing for services provided at the rate of Three Hundred Twenty Euros (€320.00) per hour; and

WHEREAS, having reviewed the Proposal, the Agency wishes to enter into a professional services agreement with the Attorney for the Legal Services listed in the Proposal, for a total amount not to exceed Fifteen Thousand United States Dollars (\$15,000.00), payable in accordance with the rates in the Proposal, and for a maximum term of one (1) year; and

WHEREAS, the contract amount shall be inclusive of all labor and expenses; and

WHEREAS, the Agency hereby certifies that there are funds available for such costs pursuant to the Cooperation Agreement; and

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

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

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

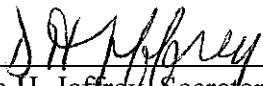
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a professional services agreement with the Attorney to perform the Legal Services listed in the Proposal, for an amount not to exceed Fifteen Thousand United States Dollars (\$15,000.00), payable in accordance with the rates set forth in the Proposal, and for a maximum term of one (1) year, all subject to the terms and conditions set forth in the Agency's form professional services agreement.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 17, 2021.



Diana H. Jeffrey, Secretary

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

BUREAU
BAILLET
avocats

N. REF. : BBA / xx - xxx
centre pompidou x jersey city
V. REF. :
Objet : fee proposal
Envoi par : e-mail

McManimon, Scotland &
Baumann, LLC
Mr. Joseph P. Baumann, Jr.
75 Livingston Avenue
07068 Roseland
United States of America

Paris, 25 July 2021

Dear Joseph,

Thank you for having invited Bureau Baillet (BBa) to submit a proposal for services to assist you in connection with the project Centre Pompidou x Jersey City (the "Project").

I am pleased to provide you with a fee proposal regarding legal assistance during negotiation of contractual conditions required for the Project.

This letter sets out the basis upon which BBa could provide legal services based on the statement of work you explained to us.

I hope that this proposal will meet your expectations and I remain available for any clarification you may need.

Yours sincerely,



ETIENNE BAILLET
Avocat à la Cour

1. | SUMMARY AND SCOPE OF YOUR INSTRUCTIONS

I understand from our recent discussion that your client, the Jersey City Redevelopment Agency, Jersey City, New Jersey (USA) (or "JCRA"), may require the assistance of a French lawyer to review contractual conditions and documentation that are about to be discussed and negotiated with the Centre Pompidou – the latter having the particularity of being also a public body invested by the French government of a specific delegation for the design and execution of public policy.

A Memorandum of Understanding (MoU) has been signed between JCRA and the Centre Pompidou earlier this year, outlining main features of the agreement between both parties.

2. | PRESENTATION OF BBa

Founded in 2017, BBa is known and appreciated for its pragmatic approach to contract negotiation and management, its capacity to develop tailor-made solutions, its responsiveness and international assistance, as well as its capacity to coordinate integrated teams of experts in a logic of support.

BBa supports the contractual practice of entrepreneurs throughout their projects by advising them on setting up operations, securing their commitments, drafting and negotiating their business contracts, operation and contract management, as well as enhancing the value of their intellectual property rights. BBa's legal assistance is based on a personalized approach for a fast and secure operational decision making.

I believe that BBa possesses the capacities required to assist you and JCRA to successfully complete the planned Project. In addition to being located in Paris, which will be useful when it comes to interacting with lawyers of the Centre Pompidou, BBa is a legal services' provider with extensive experience, both in France and abroad, in the field of contract law and contract management.

For more information, please visit our website: <https://www.bureaubaillet.com/>

3. | FINANCIAL OFFER

- 3.1 Our fees are usually established on a time-spent basis at the **€360.00** hourly rate (exclusive of 20% French Value Added Tax (VAT) and expenses ¹).

However, considering the specific nature and purpose of the Project, that involves reconfiguration of an industrial building, development highlighting art together with educational programs, which are all values that BBa is supporting in its philanthropy activities, we offer to carry out the services at a preferential rate of **€ 320.00** (excl. French VAT and expenses).

¹ Common expenses usually are (i) travel expenses outside of Greater Paris Area, (ii) costs for application to French authorities, (iii) fees for external consultants as may be required during the services (such as technical or engineering consultants, public notary, certified and qualified translator, etc.), and (iv) translation costs.

As mentioned during our conversation and based on the preliminary information in our possession, BBa is not in a position to estimate how long our assistance will take. In any event, we intend to offer you most suitable price.

Even for fixed price, lump sum fee, or capped remuneration (that we are ready to discuss depending of the nature of the services requested), we will always maintain an invoicing on a time spent-basis if it were to prove more advantageous for JCRA.

- 3.2 It is also our policy not to:
- Charge for short, low value-added work relating to day-to-day monitoring (such as, short telephone conversations or exchanges via SMS or WhatsApp®);
 - Undertake any diligence without the express prior consent of the client; or
 - Duplicate works between the various parties involved.
- 3.3 In case the Project be abandoned, our assistance will be invoiced only for the services provided.
- 3.4 We issue invoices on a monthly basis together with French VAT (at the rate in force) with detailed statement of services achieved and a recap of the hours spent by the team. Expenses (if any) will be charged on a cost basis in addition to the fees and specified separately on the invoice. For this purpose, it will be necessary to determine the person(s) to whom we should send the fee notes.

Fees are payable by bank transfer within 30 days of receipt of invoices.

4. | REFERENCES

You will find below, for information purposes only, some examples of transactions in which BBa has recently been involved in. I would be grateful if you could keep these references confidential and not disclose them beyond the circle of persons from JCRA being officially involved in the Project.

4.1 Cultural projects / Leisure

Ongoing: Negotiation of contractual commitments (including preliminary transferring intellectual property rights) on behalf of a multi-disciplinary design group, as part of a public-private partnership for the creation of the future hub of the Centre Pompidou that will open in Paris Greater Area in 2025.

Ongoing: Assistance of a team of architects for setting-up and negotiation of architectural design services agreements with real estate operators and investors who will be assigned by French government the rights to build on the "Olympic and Paralympic Village" after the completion of the 2024 Paris Olympic and Paralympic Games. Services also involve securing interests of all architects during the transition to the legacy Phase (change of programs).

Ongoing: Assistance of an architectural practice based in the United-Kingdom for negotiating, contract management and day-to-day claim monitoring as part of the execution of the public

services contract signed with the Musée du Louvre / Région Hauts de France for the construction of the conservation and storage center of the Louvre in Liévin, in northern France.

- 2021: Assistance to two designing teams throughout the project of extension and modernization of the Roland Garros Stadium (contractual set-up and day-to-day contractual management) and valuation of, and conditions attached to the use of intellectual property rights.
- 2021: Assistance of a French landscape design practice for negotiating design services agreement and sub-consultancy agreements as part of a global contract for the renovation of premises belonging to UNESCO in Paris.
- 2020: Assistance of a multidisciplinary and international team of architects and engineers for setting up contractual conditions and protection of their intellectual property rights, during design, construction and operation of the new Olympic Aquatic Center and a pedestrian crossing linking this facility to the Stade de France in Paris.
- 2019: Assistance to six architectural firms, including a Dutch agency, during negotiation of contractual terms and conditions as well as design and project management contracts for the construction of the new facility "EuropaCity", to be located outside of Paris, in the Val d'Oise.
- 2019: Drafting and negotiation of project management and landscape design services agreements as part of the rehabilitation of a joint public and private development zone, for the realization of a private cultural facility dedicated to the arts in Arles (southern France).
- 2019: Drafting, negotiating and daily management of landscape design services agreements as part of the project of extension at sea of the Monegasque territory (Monaco).

4.2 International practice

- Albania* Negotiation of a landscape design services agreement with general contractor in charge of implementing a development program in the southern Albanian coast (2015).
- France* Assistance of the U.S. Government in the reviewing the OBO Model Lease for housing of the US Embassy representative, including Diplomatic Addendum, to ensure its effectiveness from a French law perspective (2018).

Drafting and negotiation of 3 long term lease ownership on behalf of the US Government for (i) the installation of the American Battle Monuments Commission, Overseas Operation Office in premises in Paris, (ii) warehouse facilities in Paris Greater Area and (iii) the installation of the new U.S. Consulate in Lyon. The legal assistance covered all aspects of negotiation with institutional landlords (including specific requirements from AMBD, L/BA and OBO) (2015 - 2017).

- Hong Kong* Drafting and negotiating of a landscape design services agreement for one of the sites of a major mixed-use real estate development project in the heart of Central (2019).
- Qatar* Negotiating terms and conditions for landscape design services with an American architectural firm for the construction of a cultural center in Education City (2021).
- Negotiation of a landscape design services agreement as part of a project to develop a vast site dedicated to healthcare and health in Al Dayaan (2020).
- Drafting and negotiation with Qatari investors of a contract for the decoration of a group of villas located in Doha (Qatar), involving the realization of unique and bespoke pieces of furniture (design, manufacture, installation, liability, and copyright) on behalf of a French designing team (2020).
- Negotiation of a contract for the renovation of reception areas of the headquarters of a State non-profit foundation based in Doha (Qatar) (design, manufacturing monitoring, logistics management, and installation on-site) (2019).
- Russia* Drafting and negotiation of an interior design services agreement for the extension of a contemporary art museum (including FF&E) in Moscow (Ongoing).
- Drafting and negotiation of an architectural and interior design services agreement for the construction of a clubhouse and golf academy in Skolkovo (2020).
- USA* Drafting an architectural and interior design services agreements for the construction of a private residence in the outskirts of Atlanta (2020).
- Assistance to an interior architect and designer as well as landscape design architect during negotiation of their respective agreements, as part of the construction of a private residential project in the Hamptons (2018).
- Drafting and negotiation of a landscape design service agreement and an intellectual property rights transfer agreement, as part of the realization of the World Trade Center Performing Arts Center in New York (2017).
- Negotiation of urban and landscape sub-consultancy design services agreement, as part of the redevelopment of the eastern banks of the Detroit River in Detroit (2016).
- Uzbekistan* Drafting and negotiation of an architecture design services agreement for the realization of a Centre of Contemporary Art in Tashkent with the Ministry of Culture of the Republic of Uzbekistan (2021).

4.3 Intellectual property

- Ongoing:* Drafting and negotiation with a major Italian furniture distribution group of a long-term development and distribution contract (including transfer of intellectual property rights and trademark + trade name license) on behalf of a French designer.
- 2019:* Negotiation with Qatari investors of an interior design and decoration contract for the creation of an exhibition space for private collections, as part of the renovation of a landmark building in Paris, listed as a historical monument.

Etienne BAILLET

e.baillet@bureaubaillet.com

LinkedIn - Instagram

DEA Droit Biens et Contrats
Université Paris I - Panthéon-Sorbonne
Français et anglais

Background

Etienne is a lawyer, registered at the Paris Bar since 2005.

Following a first experience in London, Etienne joined Gide (French leading law firm) in Paris, before leaving to China for three years in Gide's Shanghai office, where he assisted global companies in establishing and developing their activity on the Chinese market.

After he returned, Etienne joined Gide's department dedicated to structured finance operations.

In 2009, Etienne decided to join a law firm focused on civil liability in the construction sector. His arrival coincides with the development of its own consulting activity for project management and engineering contracts.

In 2017, Etienne founded BBa.

Etienne holds a postgraduate degree (DEA) in Assets and Contract law from the University of Paris I - Panthéon-Sorbonne (2002).

Teaching activity

Etienne frequently lectures in the training programs for independent project managers (HMONP) offered by several National Architecture Schools (ENSA Paris Malaquais, ENSA Versailles and ENSA Normandie).

He recently contributed to the writing of the manual *Profession Architecte* under the direction of Dr. Isabelle Chesneau (Ed. Eyrolles, Edition no.2, November 2020).

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM


Required Pursuant To N.J.S.A. 19:44A-20.26

**This form or its permitted facsimile must be submitted to the local unit
no later than 10 days prior to the award of the contract.**

Part I – Vendor Information

Vendor Name:	BUREAU BAILLET Sarl		
Address:	28 cours Albert 1er		
City:	PARIS	State:	FRANCE
		Zip:	75008

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

	ETIENNE BAILLET	Lawyer (at the Paris Bar)
Signature	Printed Name	Title

Part II – Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than \$300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☒ Check here if disclosure is provided in electronic form.

Contributor Name	Recipient Name	Date	Dollar Amount
			\$

☐ Check here if the information is continued on subsequent page(s)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH LMC LAUREL-SADDLEWOOD HOLDINGS, LLC FOR PROPERTY IDENTIFIED AS BLOCK 11501, LOTS 1-39, COMMONLY KNOWN AS 1-15 LAUREL COURT, 2-20 LAUREL COURT, 1-19 SADDLEWOOD COURT, 2-20 SADDLEWOOD COURT AND 384 MANILA AVENUE, WITHIN THE LAUREL SADDLEWOOD 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, on April 24, 2019, the City Council of the City of Jersey City (the “**City Council**”) adopted Resolution 19-375, requesting the City of Jersey City Planning Board (the “**Planning Board**”) conduct an investigation as to whether the area known as Block 11501, Lots 1 through 39 (the “**Study Area**”) met the statutory criteria for designation as a condemnation redevelopment area under the Redevelopment Law; and

WHEREAS, the Planning Board undertook the investigation of the Study Area, conducted a hearing, and concluded, based on the findings of a preliminary investigation report, dated July 8, 2019, and the testimony presented at the hearing, that the obsolete design of the townhomes located within the Study Area promoted criminal activity and created a potential fire hazard, and therefore recommended the City Council designate the Study Area as a condemnation redevelopment area under the Redevelopment Law; and

WHEREAS, on February 13, 2020, the City Council adopted Resolution No. 20-103, accepting the recommendations of the Planning Board and designating the Study Area (hereinafter, the “**Redevelopment Area**”) as an area in need of the redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on November 12, 2020 the City Council adopted an ordinance approving a redevelopment plan for the Redevelopment Area entitled the “Laurel Saddlewood Redevelopment Plan,” as may be amended and supplemented from time to time (the “**Redevelopment Plan**”); and

WHEREAS, on May 18, 2021, the Agency adopted Resolution No. 20-05-12, designating LMC Laurel-Saddlewood Holdings, LLC (the “**Redeveloper**”) as redeveloper of the Redevelopment Area (hereinafter referred to as, the “**Property**”), and authorizing Redeveloper and the Agency to enter into a redevelopment agreement; and

WHEREAS, the Agency, as the “redevelopment entity” for the Redevelopment Area, and the Redeveloper are parties to that certain Redevelopment Agreement, dated May 26, 2021 (the “**Redevelopment Agreement**”), which sets forth the parties’ rights and obligations with respect to construction of a redevelopment project at the Property; and

WHEREAS, the Redevelopment Agreement establishes certain deadlines by which Redeveloper is required to execute and enter into certain agreements relating to the project and to acquire certain City-owned parcels within the Property; and

WHEREAS, the Redeveloper is actively and diligently pursuing the negotiation and execution of such agreements and the acquisition of the City-owned parcels; and

WHEREAS, the parties desire to extend or otherwise modify the deadlines established in Sections 1.03(b), 7.01(g), 7.01(i) and 11.02 of the Redevelopment Agreement to allow additional time to complete negotiation of such agreements and to acquire the City-owned parcels; and

WHEREAS, the Agency desires to memorialize such revisions in a First Amendment to the Redevelopment Agreement, in substantially the form on file with the Agency (the “**First Amendment**”); and

WHEREAS, except as expressly authorized herein, all other terms and conditions of the Redevelopment Agreement shall remain unchanged and in full force and effect,

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

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

Section 2. The Board of Commissioners hereby authorizes the First Amendment in as set forth herein.

Section 3. (a) The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver the First Amendment to Redevelopment Agreement, in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with counsel, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with counsel.

(b) The Chair, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Redevelopment Agreement, as amended by the First Amendment, and any other necessary documents and/or agreements between the Agency and the Redeveloper, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency. Said authorization includes accepting any and all associated documents from the Redeveloper, and executing and delivering any documents,

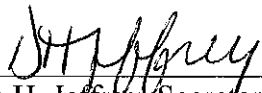
required to effectuate the purposes of the Redevelopment Agreement, as amended by the First Amendment, and this Resolution.

(c) The Chair, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials are each hereby authorized to undertake all actions necessary to effectuate this Resolution.

(d) The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director, as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

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 August 17, 2021.


Diana H. Jeffrey, Secretary

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

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT (the “**First Amendment**”) is made as of the date of the last execution on the signature page below by and between the **JERSEY CITY REDEVELOPMENT AGENCY**, with offices at 4 Jackson Square, Jersey City, New Jersey 07305 (the “**Agency**”), and **LMC LAUREL-SADDLEWOOD HOLDINGS, LLC**, a limited liability company of the State of Delaware (hereinafter referred to as the “**Redeveloper**”, together with the Agency, the “**Parties**”; each individually a “**Party**”), having its offices at 12 Christopher Way, #200, Eatontown, New Jersey 07724

WITNESSETH:

WHEREAS, 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, on April 24, 2019, the City Council of the City of Jersey City (the “**City Council**”) adopted Resolution 19-375, requesting the City of Jersey City Planning Board (the “**Planning Board**”) conduct an investigation as to whether the area known as Block 11501, Lots 1 through 39 (the “**Study Area**”) met the statutory criteria for designation as a condemnation redevelopment area under the Redevelopment Law; and

WHEREAS, the Planning Board undertook the investigation of the Study Area, conducted a hearing, and concluded, based on the findings of a preliminary investigation report, dated July 8, 2019, and the testimony presented at the hearing, that the obsolete design of the townhomes located within the Study Area promoted criminal activity and created a potential fire hazard, and therefore recommended the City Council designate the Study Area as a condemnation redevelopment area under the Redevelopment Law; and

WHEREAS, on February 13, 2020, the City Council adopted Resolution No. 20-103, accepting the recommendations of the Planning Board and designating the Study Area (hereinafter, the “**Redevelopment Area**”) as an area in need of the redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on November 12, 2020 the City Council adopted an ordinance approving a redevelopment plan for the Redevelopment Area entitled the “Laurel Saddlewood Redevelopment Plan,” as may be amended and supplemented from time to time (the “**Redevelopment Plan**”); and

WHEREAS, on May 18, 2021, the Agency adopted Resolution No. 20-05-12, designating Redeveloper as redeveloper of the Redevelopment Area (hereinafter referred to as the “**Property**”), and authorizing the Parties to enter into a redevelopment agreement; and

WHEREAS, in accordance therewith, the Agency previously entered into that certain Redevelopment Agreement, dated as of May 26, 2021 (the “**Redevelopment Agreement**”), with Redeveloper to redevelop the Property as further described in the Redevelopment Agreement and in accordance with the Redevelopment Plan; and

WHEREAS, the Parties desire to extend or otherwise modify the time periods set forth in the Redevelopment Agreement for completion of certain milestones; and

WHEREAS, the Parties have determined to enter into this First Amendment for the purposes of memorializing the above,

NOW, THEREFORE, for good and valuable consideration as set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

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

Section 2. Capitalized terms set forth in this First Amendment not defined herein shall have the meanings ascribed to them in the Redevelopment Agreement.

Section 3. The deadlines for Redeveloper to enter into and execute the Affordable Housing Agreement, Community Benefits Agreement and Competitive Bidding Process Agreement, in furtherance of the redevelopment of the Property (all as defined in the Redevelopment Agreement), are all hereby extended to December 31, 2021. Accordingly, Sections 7.01(g), 7.01(i) and 11.02 of the Redevelopment Agreement are hereby amended such that the phrase “within ninety (90) Days of the Effective Date,” is deleted and replaced with “by December 31, 2021.”

Section 4. Section 1.03(b) of the Redevelopment Agreement is hereby amended such that the phrase “within one hundred eighty (180) Days of the Effective Date” is deleted from the final sentence of such subsection. Further, the last sentence of Section 14.14 of the Redevelopment Agreement is hereby deleted and replaced with the following sentence: “Concurrently with Redeveloper’s acquisition of the Contracted Parcels, the Agency and the City, as applicable, shall deed to Redeveloper the 1-Foot Strip, the Plaza and the Vacated Parcels.”

Section 5. The Redevelopment Agreement, as amended by this First Amendment, is ratified and affirmed by the Parties. Except as expressly amended herein, all other terms and conditions of the Redevelopment Agreement remain in full force and effect. This First Amendment shall be recorded with respect to all lands described as the Property.

Section 6. This First Amendment may be executed in counterparts, each of which shall constitute an original, and all of which together shall constitute one and the same instrument.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the Agency has caused this First Amendment to be duly executed in its name and behalf by the Chairman of its Board of Commissioners, and its seal to be hereunto duly affixed and attested by its Secretary, and the Redeveloper has caused this First Amendment to be duly executed in its name and on its behalf by its Authorized Signatory, on or as of the date first above written.

ATTEST:

JERSEY CITY REDEVELOPMENT AGENCY,
a body corporate & politic of the State of New Jersey

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

By: _____
Name: Hon. Daniel Rivera
Title: Chairman

Dated: _____

STATE OF NEW JERSEY)
) **SS:**
COUNTY OF HUDSON)

BE IT REMEMBERED that on _____, 2021, before me, the subscriber, a Notary Public or Attorney at Law of the State of New Jersey, personally appeared Diana H. Jeffrey, who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Executive Director and Secretary of **JERSEY CITY REDEVELOPMENT AGENCY**, a body corporate and politic, and the body corporate and politic named in the within instrument; that Hon. Daniel Rivera is the Chairman of said body corporate and politic; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Commissioners of the body corporate and politic; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument (if affixed) is the proper corporate seal and was thereto affixed and said instrument signed and delivered by Hon. Daniel Rivera, as and for the voluntary act and deed of said body corporate and politic, in presence, who thereupon subscribed his name thereto as attesting witness.

Sworn and subscribed to before me
this __ Day of _____, 2021

Notary Public or Attorney at Law
of the State of NJ
My Commission Expires _____

WITNESS:

**LMC LAUREL-SADDLEWOOD HOLDINGS,
LLC**, a Delaware limited liability company,
Redeveloper

By: _____
Name: _____

By: _____
Name: Charles Epstein
Title: Vice President

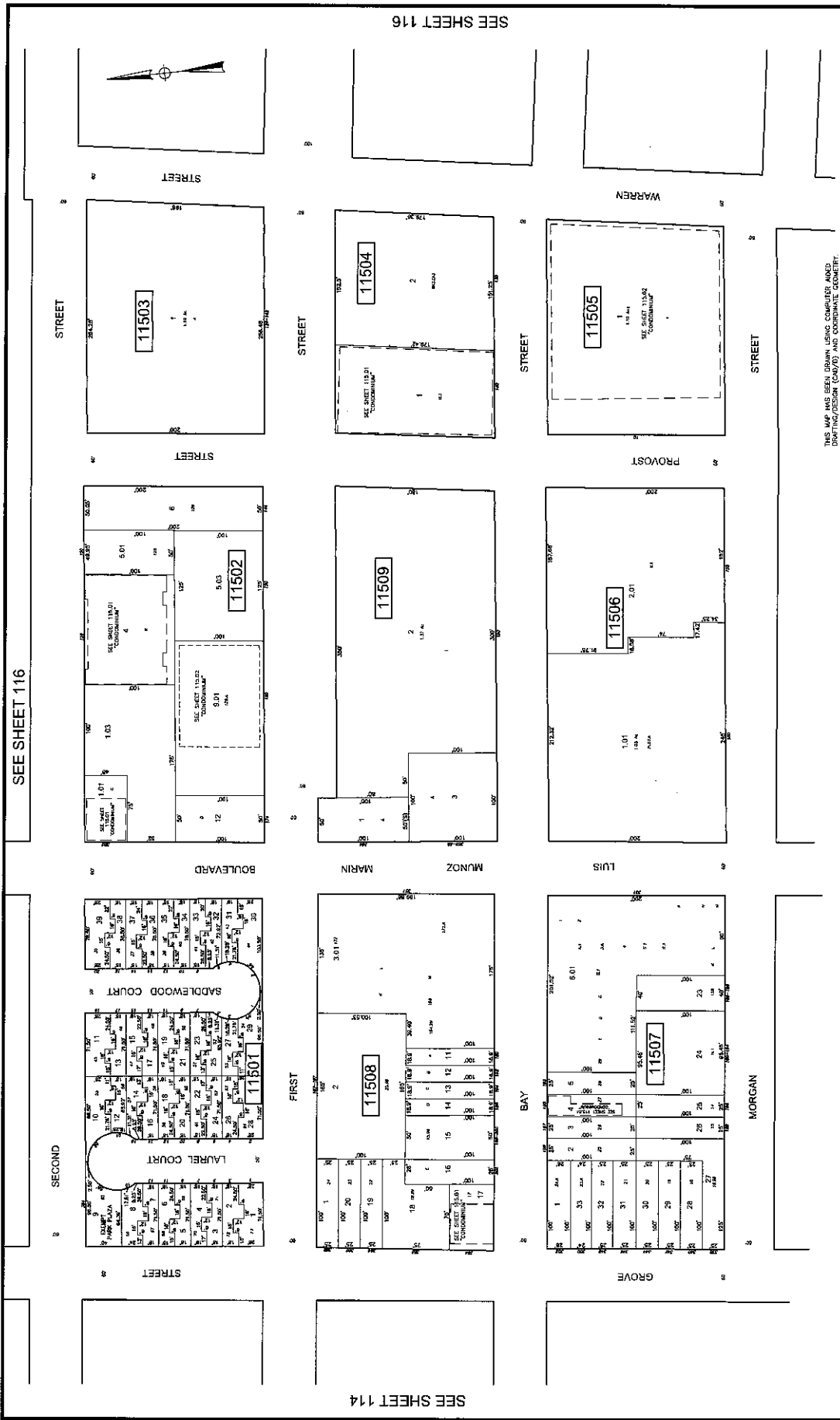
Dated: _____

STATE OF NEW JERSEY)
) **SS:**
COUNTY OF _____)

BE IT REMEMBERED that on _____, 2021, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared Charles Epstein, who, being by me duly sworn on their oath, deposes and makes proof to my satisfaction, that s/he is an Authorized Signatory of **LMC LAUREL-SADDLEWOOD HOLDINGS, LLC**, a limited liability company of the State of Delaware, the entity named in the within Instrument and that s/he signed, sealed and delivered the attached document as and for their act and deed and as the authorized act and deed of said limited liability company.

Sworn and subscribed to before me
this ____ Day of _____, 2021

Notary Public of the State of NJ
My Commission Expires _____



REVISIONS			
DATE	BY	DESCRIPTION	LOT
07/20/01	CHARLES A. RICHSON	11501	1
07/20/01	CHARLES A. RICHSON	11502	2
07/20/01	CHARLES A. RICHSON	11503	3
07/20/01	CHARLES A. RICHSON	11504	4
07/20/01	CHARLES A. RICHSON	11505	5
07/20/01	CHARLES A. RICHSON	11506	6
07/20/01	CHARLES A. RICHSON	11507	7
07/20/01	CHARLES A. RICHSON	11508	8
07/20/01	CHARLES A. RICHSON	11509	9
07/20/01	CHARLES A. RICHSON	11510	10
07/20/01	CHARLES A. RICHSON	11511	11
07/20/01	CHARLES A. RICHSON	11512	12
07/20/01	CHARLES A. RICHSON	11513	13
07/20/01	CHARLES A. RICHSON	11514	14
07/20/01	CHARLES A. RICHSON	11515	15
07/20/01	CHARLES A. RICHSON	11516	16
07/20/01	CHARLES A. RICHSON	11517	17
07/20/01	CHARLES A. RICHSON	11518	18
07/20/01	CHARLES A. RICHSON	11519	19
07/20/01	CHARLES A. RICHSON	11520	20
07/20/01	CHARLES A. RICHSON	11521	21
07/20/01	CHARLES A. RICHSON	11522	22
07/20/01	CHARLES A. RICHSON	11523	23
07/20/01	CHARLES A. RICHSON	11524	24
07/20/01	CHARLES A. RICHSON	11525	25
07/20/01	CHARLES A. RICHSON	11526	26
07/20/01	CHARLES A. RICHSON	11527	27
07/20/01	CHARLES A. RICHSON	11528	28
07/20/01	CHARLES A. RICHSON	11529	29
07/20/01	CHARLES A. RICHSON	11530	30
07/20/01	CHARLES A. RICHSON	11531	31
07/20/01	CHARLES A. RICHSON	11532	32
07/20/01	CHARLES A. RICHSON	11533	33
07/20/01	CHARLES A. RICHSON	11534	34
07/20/01	CHARLES A. RICHSON	11535	35

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
TAX MAP NO. 11501-11535
SCALE: 1" = 100'

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, 2003, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 968

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF AN AMENDMENT TO THE COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR BERRY LANE PARK, BLOCK 18901, LOT 1.01 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, the Property is located within the area designated by the City as the Morris Canal Redevelopment Area and is subject to the Morris Canal Redevelopment Plan, adopted by the City in March, 1999 and subsequently amended numerous times, all in accordance with the Redevelopment Law; and

WHEREAS, the parties previously entered into that certain Cooperation Agreement dated June 29, 2018 relating to the redevelopment of the Property, which agreement expired on June 24, 2020; and

WHEREAS, such agreement provided that after the Agency’s completion of certain tasks, the Agency shall transfer the Property to the City (the “**Transfer**”); and

WHEREAS, the parties subsequently entered into a Cooperation Agreement on January 27, 2021 (the “**Cooperation Agreement**”), whereby the parties determined to retroactively extend the term of the prior agreement and the City agreed to operate and maintain the Property pending the Transfer to the City, subject to the terms in the prior agreement; and

WHEREAS, the parties desire to amend the Cooperation Agreement to reflect the City’s undertaking to insure the Property, the parties’ amended obligations and duties regarding environmental remediation and the Transfer, and the extension of the term of the Cooperation Agreement until the date upon which the environmental obligations are completed; and

WHEREAS, the Agency desires to memorialize such changes in one or more amendment(s) to the Cooperation Agreement; and

WHEREAS, except as authorized herein, all other terms and conditions of the Cooperation Agreement shall remain unchanged and in full force and effect,

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 Cooperation Agreement, subject to the mutual consent and approval of such terms by the City.

Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver one or more amendment(s) to the Cooperation Agreement in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as may be deemed necessary or desirable in consultation with counsel, and any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. The Chair, Vice-Chair, Executive Director, and/or Secretary are hereby authorized to take such actions as may be necessary and/or desirable to effectuate the Cooperation 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 their Regular Meeting of August 17, 2021.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 20-11-PO12 WITH ENGENUITY INFRASTRUCTURE TO PERFORM ENGINEERING SERVICES AT PROPERTY IDENTIFIED AS BLOCK 18901, LOT 1.01, COMMONLY KNOWN AS BERRY LANE PARK, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, 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, 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 engineering services in connection with projects throughout the City; and

WHEREAS, the Agency owns that certain property identified as Block 18901, Lot 1.01 on the official tax map of the City, commonly known as Berry Lane Park (the “**Property**”); and

WHEREAS, the Agency desires to obtain a boundary survey of the Property in connection with the subdivision and transfer of the Property to the City in accordance with that certain Cooperation Agreement dated January 27, 2021 between the City and the Agency (as amended and supplemented, the “**Cooperation Agreement**”); and

WHEREAS, pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, the Agency previously entered into that certain Contract No. 20-11-PO12 dated November 19, 2020, as amended by the First Amendment to Contract No. 20-11-PO12 (collectively, the “**Contract**”) with ENGenuity Infrastructure, LLC (“**Engenuity**”) to prepare surveys for certain other Agency-owned properties; and

WHEREAS, on August 13, 2021, Engenuity submitted a proposal, a copy of which is on file with the Agency (the “**Proposal**”), to amend a boundary survey and legal descriptions prepared by Engenuity for the Property in 2019 to facilitate the subdivision and transfer of the Property pursuant to the Cooperation Agreement, for Two Thousand Five Hundred and Seventy-Five Dollars (\$2,575.00); and

WHEREAS, on August 17, 2021, the Agency qualified Engenuity to perform professional engineering services in all project areas; and

WHEREAS, Engenuity possesses the skills and expertise to prepare a boundary survey and legal descriptions of 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 Second Amendment to the Contract such that the Property is included within the Contract scope and such that the Contract amount is increased by \$2,575.00 so as to permit Engenuity to prepare a boundary survey and legal descriptions of 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 a second amendment of the Contract so as to include the Property within the Contract scope and to increase the Contract amount by \$2,575.00, which shall be payable in accordance with the rate set forth in the Proposal, for an amended total Contract amount not to exceed \$19,135.00.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the Second 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 August 17, 2021.


Diana H. Jeffrey, Secretary

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



ENGENUITY
INFRASTRUCTURE

ENGenuity Infrastructure™
10000 10th Avenue, Suite 100
New York, NY 10011-1000
Tel: 212-761-0101 | Fax: 212-761-0102

August 13, 2021

ATTN: Chad Johnstone,
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, New Jersey 07302

**RE: Revised Boundary Survey & Metes and Bounds Description
Berry Lane Park
1 Berry Lane, Jersey City, NJ 18901
Block 18901, Lot 1.01**

ENGenuity is pleased to provide this Proposal for a Minor Subdivision, and Metes and Bounds Descriptions for Berry Lane Park, 1 Berry Lane, Jersey City, NJ 18901. A full outline of our qualifications with resumes was submitted as part of the annual Qualification package with the JCRA.

PROJECT DESCRIPTION

ENGenuity has previously complete a Boundary & Location Survey for Berry Lane Park, 1 Berry Lane, Jersey City, NJ 18901. The entire parcel is approximately 14.1546 acres. As part of the proposal, the client has requested to subdivide existing Lot 1.01 into two (2) parcels to resolve a building encroachment, and has also request Metes and Bounds Descriptions of the two (2) new parcels.

Minor Subdivision Plans

This section will include our office preparing a minor subdivision plan utilizing the survey previous prepared for Lot 1.01 Block 18901 as a base. It is our understanding that the existing Lot 1.01 will be subdivide to create two (2) new lots. One lot will contain the building encroachment area and the second lot will contain the 14± acre remaining park area. This plan will show the following: proposed lot numbers, proposed lot line geometry, metes and bounds description, and areas of the two (2) newly created lots. A radius map will be prepared to show the location of lot lines and streets within two hundred (200) feet of the property. The subdivision plan will also show the zoning data and requirements. The fee for this section will include one (1) round of minor revisions, but does not include completing applications, reports, zoning analysis, filing fees, reproduction costs, meeting attendance and additional revisions that may be imposed by reviewing agencies. Reports and applications will be completed by the attorney. Engineering design is not included in this Proposal.

Metes & Bounds

Two (2) Metes and Bounds descriptions are included in the base fee of this proposal. The Metes & Bounds description will include the calculations and preparation of the narrative description.

Property Corners

If requested as an optional service our office can provide setting perimeter property corners not previously marked with an existing corner. An iron bar, nail, cross cut or other permanent marker will be set at each corner location. [In the State of New Jersey, not performing this section constitutes a waiver of setting

corner markers under N.J.A.C. 13:40-5.2]. If corner markers are not to be set, the attached waiver will need to be completed.

COST PROPOSAL

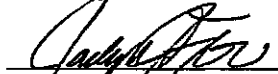
Minor Subdivision Plan	\$2,000
<u>(2) Metes & Bounds Descriptions</u>	<u>\$575</u>
TOTAL	\$2,575

Optional Services: Property Corners \$175/each
 Concrete Monument \$460/each
 Additional Metes & Bounds Descriptions \$290/each

Deliverable: 10 Signed and Sealed Minor Subdivision Plans
 10 Signed and sealed Metes & Bound Descriptions – Two Lot (2) descriptions

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

Sincerely,



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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING A CONTRACT TO MAXIMUM FIRE ESCAPES FOR THE REPAIR OF THE FIRE ESCAPE AT BLOCK 16901, LOT 17, COMMONLY KNOWN AS 51 CRESCENT AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") owns real property commonly known as 51 Crescent Avenue, Jersey City, New Jersey 07304 which is identified on the Jersey City tax map as Block 16901, Lot 17 (the "Property"); and

WHEREAS, the Property's fire escape is partially missing and is in need of repair; and

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

WHEREAS, the Agency has determined that it is necessary to award a contract under the LPCL for fire escape repair services in order to repair the fire escape at the Property; and

WHEREAS, the total amount of the repair services sought by the Agency was determined to be less than the bid threshold established under the LPCL for a public entity with a Qualified Purchasing Agent and, therefore, the Agency solicited quotes from multiple contractors for these services in lieu of a more formal bid solicitation; and

WHEREAS, Maximum Fire Escapes was the only contractor which submitted a proposal to the Agency for these services; and

WHEREAS, Maximum Fire Escapes submitted Proposal No. 20204927 offering to perform the necessary fire escape repair services at the Property (as described more fully within the Proposal, the "Services") for the sum of twenty thousand one hundred fifty dollars and no cents (\$20,150.00); and

WHEREAS, Maximum Fire Escapes possesses the skills and expertise necessary to perform the Services; and

WHEREAS, the Agency desires to enter into a contract with Maximum Fire Escapes to perform the Services described within Proposal No. 20204927 for a total amount not to exceed Twenty Thousand One Hundred Fifty Dollars (\$20,150.00); and

WHEREAS, the Agency certifies that it has funds available for the purposes described herein.

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

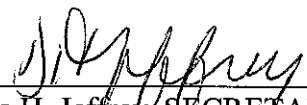
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver an agreement with Maximum Fire Escapes 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 Twenty Thousand One Hundred Fifty Dollars (\$20,150.00), 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 their Regular Meeting of August 17, 2021.

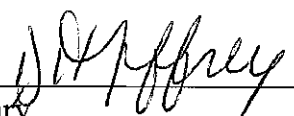

Diana H. Jeffrey, SECRETARY

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
AUGUST 17, 2020**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency
have received copies of the Personnel List as of August 17, 2021

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the
Jersey City Redevelopment Agency that the Personnel List as of August 17, 2021 be
approved as presented.


Secretary

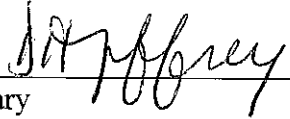
Certified to be a true and correct copy of the Resolution adopted by the Board of
Commissioners adopted at their Meeting dated August 17, 2021

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF AUGUST 17, 2021**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of August 17, 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 August 17, 2021 approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated August 17, 2021

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

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES I	8/17/2021	7/13/2021	36	Scaffold Services at 84 Sip Avenue	\$1,200.00	\$0.00		\$1,200.00
ADVANCED SCAFFOLD SERVICES I	8/17/2021	8/16/2021	37	Scaffold Services at 84 Sip Avenue	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$2,400.00	\$0.00		\$2,400.00
				2 invoice(s) listed.				
AFLAC								
AFLAC	8/17/2021	8/1/2021	September 2021	Employee Deductions per Payroll	\$1,006.20	\$0.00		\$1,006.20
				Totals for AFLAC:	\$1,006.20	\$0.00		\$1,006.20
				1 invoice(s) listed.				
ALARM & COMMUNICATION TECHNOLOGIES								
ALARM & COMMUNICATION TECH	8/17/2021	7/19/2021	4398-165456	Fire Alarm Repair -665 Ocean Ave.	\$1,231.80	\$0.00		\$1,231.80
				Totals for ALARM & COMMUNICATION TECHNOLOGIES:	\$1,231.80	\$0.00		\$1,231.80
				1 invoice(s) listed.				
Apruzzese, McDermott, Mastro & Murphy								
Apruzzese, McDermott, Mastro & Murp	8/17/2021	7/12/2021	226134	Legal Services - Internal Employment	\$250.07	\$0.00		\$250.07
				Totals for Apruzzese, McDermott, Mastro & Murphy:	\$250.07	\$0.00		\$250.07
				1 invoice(s) listed.				
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	8/17/2021	7/8/2021	4223787	Legal Services - LMD #13 Urban Renewal to I	\$7,767.50	\$0.00		\$7,767.50
ARCHER & GREINER, P.C.	8/17/2021	7/8/2021	4223792	Legal Services - Bates Street Redevelopment	\$9,555.00	\$0.00		\$9,555.00
ARCHER & GREINER, P.C.	8/17/2021	7/8/2021	4223796	Legal Services- 550 Johnston Avenue	\$520.00	\$0.00		\$520.00
ARCHER & GREINER, P.C.	8/17/2021	7/8/2021	4223849	Legal Services - 401 Whiton Street	\$715.00	\$0.00		\$715.00
ARCHER & GREINER, P.C.	8/17/2021	7/8/2021	4223850	Legal Services- 336-340 MLK Drive Redevelo	\$472.50	\$0.00		\$472.50
ARCHER & GREINER, P.C.	8/17/2021	7/8/2021	4223851	Legal Services - PICA Bates	\$130.00	\$0.00		\$130.00
ARCHER & GREINER, P.C.	8/17/2021	7/8/2021	4223852	Legal Services - Whitlock Mills	\$2,307.50	\$0.00		\$2,307.50
ARCHER & GREINER, P.C.	8/17/2021	7/8/2021	4223853	Legal Services - 330 MLK Redevelopment	\$292.50	\$0.00		\$292.50
ARCHER & GREINER, P.C.	8/17/2021	8/4/2021	4226023	Legal Services - Bates Street Redevelopment	\$15,502.50	\$0.00		\$15,502.50
ARCHER & GREINER, P.C.	8/17/2021	8/4/2021	4226030	Legal Services- Mecca Bates Sub-Redevelopm	\$422.50	\$0.00		\$422.50
ARCHER & GREINER, P.C.	8/17/2021	8/4/2021	4226035	Legal Services - Whitlock Mills	\$2,015.00	\$0.00		\$2,015.00
ARCHER & GREINER, P.C.	8/17/2021	8/5/2021	4226437	Legal Services - LMD #13 Urban Renewal to I	\$2,567.50	\$0.00		\$2,567.50
ARCHER & GREINER, P.C.	8/17/2021	8/4/2021	4226038	Legal Services - 330 MLK Redevelopment	\$455.00	\$0.00		\$455.00
ARCHER & GREINER, P.C.	8/17/2021	7/8/2021	4223801	Legal Services- 531 Communipaw Ave. Redev	\$520.00	\$0.00		\$520.00
ARCHER & GREINER, P.C.	8/17/2021	8/4/2021	4226032	Legal Services - Powerhouse Arts District Red	\$422.50	\$0.00		\$422.50
				Totals for ARCHER & GREINER, P.C.:	\$43,665.00	\$0.00		\$43,665.00
				15 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
BROWNFIELD REDEVELOPMENT S	8/17/2021	7/31/2021	5384	Morris Canal-Greenway Implementation Plan	\$2,422.50	\$0.00		\$2,422.50
BROWNFIELD REDEVELOPMENT S	8/17/2021	7/31/2021	5385	Environmental Support Services for Grand Je	\$1,950.00	\$0.00		\$1,950.00
BROWNFIELD REDEVELOPMENT S	8/17/2021	7/31/2021	5386	Oversight & Mgmt Services for EPA Haz. Su	\$455.00	\$0.00		\$455.00
BROWNFIELD REDEVELOPMENT S	8/17/2021	7/31/2021	5387	Oversight & Mgmt Services for EPA MillCre	\$125.00	\$0.00		\$125.00
			Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: 4 invoice(s) listed.				\$0.00	\$4,952.50
CASH								
CASH	8/17/2021	8/9/2021	August	Replenishment of Petty Cash	\$125.05	\$0.00		\$125.05
				Totals for CASH: 1 invoice(s) listed.	\$125.05	\$0.00		\$125.05
COMCAST								
COMCAST	8/17/2021	7/5/2021	354-3697536	25 Journal Sq - Business Internet	\$69.62	\$0.00		\$69.62
				Totals for COMCAST: 1 invoice(s) listed.	\$69.62	\$0.00		\$69.62
Confires Fire Protection								
Confires Fire Protection	8/17/2021	6/30/2021	0319975-IN	Annual Extinguisher Inspection, Extinguisher.	\$532.00	\$0.00		\$532.00
Confires Fire Protection	8/17/2021	6/30/2021	0319972-IN	Annual Sprinkler Inspection, & Report Filing	\$932.00	\$0.00		\$932.00
				Totals for Confires Fire Protection: 2 invoice(s) listed.	\$1,464.00	\$0.00		\$1,464.00
COONEY BOVASSO REALTY ADVISORS								
COONEY BOVASSO REALTY ADVI	8/17/2021	3/19/2021	21-5980	Property Appraisal - 287 Pine St.	\$2,500.00	\$0.00		\$2,500.00
				Totals for COONEY BOVASSO REALTY ADVISORS: 1 invoice(s) listed.	\$2,500.00	\$0.00		\$2,500.00
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	8/17/2021	8/1/2021	Aug.2021	Maintenance Fee	\$153.92	\$0.00		\$153.92
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$153.92	\$0.00		\$153.92
DELTA STORAGE								
DELTA STORAGE	8/17/2021	8/1/2021	September 2021	Storage Unit - Size: 10x30, Unit #: 1001	\$839.00	\$0.00		\$839.00
DELTA STORAGE	8/17/2021	8/1/2021	September 2021	Storage Unit - Size: 10x29, Unit #: 1172	\$828.00	\$0.00		\$828.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$1,667.00	\$0.00		\$1,667.00
DIANA JEFFREY								

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	8/17/2021	8/9/2021	August 2021	Expense Reimbursement	\$27.25	\$0.00		\$27.25
DIANA JEFFREY	8/17/2021	8/12/2021	August 2021	Expense Reimbursement	\$43.80	\$0.00		\$43.80
				<i>Totals for DIANA JEFFREY: 2 invoice(s) listed.</i>	<u>\$71.05</u>	<u>\$0.00</u>		<u>\$71.05</u>
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	8/17/2021	8/4/2021	71657	Legal Services - OPRA	\$1,190.00	\$0.00		\$1,190.00
				<i>Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC: 1 invoice(s) listed.</i>	<u>\$1,190.00</u>	<u>\$0.00</u>		<u>\$1,190.00</u>
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	8/17/2021	6/30/2021	0002738595	Miscellaneous Legal Advertising	\$454.19	\$0.00		\$454.19
EVENING JOURNAL ASSOCIATION	8/17/2021	2/3/2021	AD#0009866637	Miscellaneous Legal Advertising (Updated Co	\$74.89	\$0.00		\$74.89
EVENING JOURNAL ASSOCIATION	8/17/2021	1/1/2021	AD#0009754145	Miscellaneous Legal Advertising (Invit to Bid	\$188.91	\$0.00		\$188.91
EVENING JOURNAL ASSOCIATION	8/17/2021	2/20/2021	AD#0009888265	Miscellaneous Legal Advertising	\$553.00	\$0.00		\$553.00
				<i>Totals for EVENING JOURNAL ASSOCIATION: 4 invoice(s) listed.</i>	<u>\$1,270.99</u>	<u>\$0.00</u>		<u>\$1,270.99</u>
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	8/17/2021	7/28/2021	61196	Legal Services - APRA	\$335.05	\$0.00		\$335.05
GLUCK WALRATH LLP	8/17/2021	7/28/2021	61198	Legal Services- 9 Myrtle Avenue MDW	\$220.00	\$0.00		\$220.00
GLUCK WALRATH LLP	8/17/2021	7/28/2021	61199	Legal Services - 454 Palisade Avenue	\$303.18	\$0.00		\$303.18
GLUCK WALRATH LLP	8/17/2021	7/28/2021	61200	Legal Services - SciTech Scity	\$27.50	\$0.00		\$27.50
GLUCK WALRATH LLP	8/17/2021	7/28/2021	61201	Legal Services - 199 Stegman	\$1,567.50	\$0.00		\$1,567.50
GLUCK WALRATH LLP	8/17/2021	7/28/2021	61202	Legal Services - 101 Bidwell	\$262.50	\$0.00		\$262.50
GLUCK WALRATH LLP	8/17/2021	7/28/2021	61203	Legal Services - 116 Grant	\$280.00	\$0.00		\$280.00
				<i>Totals for GLUCK WALRATH LLP: 7 invoice(s) listed.</i>	<u>\$2,995.73</u>	<u>\$0.00</u>		<u>\$2,995.73</u>
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	8/17/2021	2/24/2021	110499	Recording Fee - 619 Grove St	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	6/30/2021	155028	Recording Fee - 116 Grant Ave	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	6/23/2021	147781-1	Recording Fee - 19 Thorne St.	\$28.00	\$0.00		\$28.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161553	Recording Fee - 235 Grand Street	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	6/30/2021	157058	Recording Fee - 101 Bidwell Ave.	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	6/30/2021	157068	Recording Fee - 199 Stegman Street	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	6/23/2021	147781-2	Recording Fee - 195 Liberty Ave.	\$28.00	\$0.00		\$28.00
HUDSON COUNTY REGISTER	8/17/2021	6/23/2021	147781-3	Recording Fee - 159 Virginia	\$28.00	\$0.00		\$28.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161530	Recording Fee - 4 Mercer Street	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161559	Recording Fee - 100 Hoboken Ave.	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161563	Recording Fee - 367 Tenth Street	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161571	Recording Fee - 619 Grove St	\$33.00	\$0.00		\$33.00

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
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161579	Recording Fee- 829-843 Garfield Ave. & 1131	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	126217	Recording Fee - 74 Maple St.	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161446	Recording Fee - 2 Saddlewood Court	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161448	Recording Fee - 4 Saddlewood Court	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161449	Recording Fee - 7 Saddlewood Court	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161455	Recording Fee - 8 Saddlewood Court	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161456	Recording Fee - 11 Saddlewood Court	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161460	Recording Fee - 12 Saddlewood Court	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161461	Recording Fee - 13 Saddlewood Court	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	161466	Recording Fee - 15 Saddlewood Court	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	8/17/2021	7/19/2021	164595	Recording Fee - 268 Varick Street	\$33.00	\$0.00		\$33.00
Totals for HUDSON COUNTY REGISTER:					\$744.00	\$0.00		\$744.00
<i>23 invoice(s) listed.</i>								
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	8/17/2021	7/8/2021	30306348540000	Water & Sewer - 665 Ocean Ave - 303063485	\$284.70	\$0.00		\$284.70
JC MUNICIPAL UTILITIES AUTHORITY	8/17/2021	7/9/2021	30309320562951	Water & Sewer - 25 Journal Sq 303083073485	\$223.93	\$0.00		\$223.93
JC MUNICIPAL UTILITIES AUTHORITY	8/17/2021	7/8/2021	30307758540000	Water & Sewer - 292 MLK Drive - 30307758	\$27.54	\$0.00		\$27.54
Totals for JC MUNICIPAL UTILITIES AUTHORITY:					\$336.17	\$0.00		\$336.17
<i>3 invoice(s) listed.</i>								
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	8/17/2021	7/20/2021	7749	Repairs at 665 Ocean Avenue - Replace Refri	\$725.67	\$0.00		\$725.67
Totals for Kassim Handyman Service, LLC:					\$725.67	\$0.00		\$725.67
<i>1 invoice(s) listed.</i>								
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21304	Legal Services- Employment Issues Ending 6/	\$542.50	\$0.00		\$542.50
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21305	Legal Services - JCRA v Crazy Greek- Ending	\$157.50	\$0.00		\$157.50
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21306	Legal Services - Loews Theatre matter 6/30/20	\$297.50	\$0.00		\$297.50
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21308	Legal Services - Insurance 6/30/2021	\$717.50	\$0.00		\$717.50
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21309	Legal Services - 665 Ocean - Kevin Baskin En	\$742.50	\$0.00		\$742.50
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21310	Legal Services - 287 Pine Street 6/30/2021	\$840.00	\$0.00		\$840.00
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21311	Legal Services- JCRA to B.L.E.S.C. Housing C	\$404.92	\$0.00		\$404.92
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21312	Legal Services - JCRA v Raccoon Guy, et al.	\$595.00	\$0.00		\$595.00
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21313	Legal Services - JCRA vs Ray's Tire Shop	\$560.00	\$0.00		\$560.00
KINNEY LISOVICZ REILLY & WOLF	8/17/2021	7/7/2021	21307	Legal Services - JCRA v Urban League	\$210.00	\$0.00		\$210.00
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:					\$5,067.42	\$0.00		\$5,067.42
<i>10 invoice(s) listed.</i>								
MARYPAT NOONAN								
MARYPAT NOONAN	8/17/2021	7/14/2021	July 2021	Dental Reimbursement	\$278.00	\$0.00		\$278.00

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
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183202	Legal Services - Loew's Theater	\$7,867.50	\$0.00		\$7,867.50
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183203	Legal Services - PPG Redevelopment	\$1,654.50	\$0.00		\$1,654.50
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183204	Legal Services- Berry Lane Park	\$5,740.00	\$0.00		\$5,740.00
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183205	Legal Services - 25 Pathtside	\$7,670.08	\$0.00		\$7,670.08
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183206	Legal Services - Argent- Monmouth	\$1,495.00	\$0.00		\$1,495.00
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183207	Legal Services - Jersey Ave - Statco	\$4,160.00	\$0.00		\$4,160.00
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183208	Legal Services- Liberty Harbor North	\$1,627.50	\$0.00		\$1,627.50
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183209	Legal Services - 8 Actua matter	\$6,207.50	\$0.00		\$6,207.50
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183211	Legal Services - Hampshire	\$14,415.00	\$0.00		\$14,415.00
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183212	Legal Services - Laurel/Saddlewood	\$4,777.50	\$0.00		\$4,777.50
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183213	Legal Services - Novus Equities matter	\$1,629.50	\$0.00		\$1,629.50
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183270	Legal Services - 30 Journal Square	\$2,567.50	\$0.00		\$2,567.50
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183215	Legal Services - St. Lucy's	\$3,185.00	\$0.00		\$3,185.00
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183216	Legal Services - General Counsel	\$6,772.50	\$0.00		\$6,772.50
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183217	Legal Services- Liberty Harbor North Tranz-F	\$12,415.45	\$0.00		\$12,415.45
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183219	Legal Services - Morris Canal Greenway	\$1,575.00	\$0.00		\$1,575.00
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183220	Legal Services - Route 440 Developers - 80 W	\$6,110.00	\$0.00		\$6,110.00
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183222	Legal Services - 199 Stegman/Bee's Construct	\$1,900.00	\$0.00		\$1,900.00
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183223	Legal Services - 220-238 Monticello Avenue	\$4,452.50	\$0.00		\$4,452.50
MCMANIMON, SCOTLAND & BAU	8/17/2021	7/28/2021	183224	Legal Services - Cottage 29 Owner LLC	\$2,522.00	\$0.00		\$2,522.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC: 20 invoice(s) listed.					\$98,744.03	\$0.00		\$98,744.03
METLIFE								
METLIFE	8/17/2021	8/2/2021	August 2021	Employer I.D. #03639 - Deferred Salary Per P	\$300.00	\$0.00		\$300.00
METLIFE	8/17/2021	8/2/2021	September 2021	Employer I.D. #03639 - Deferred Salary Per P	\$300.00	\$0.00		\$300.00
METLIFE	8/17/2021	8/2/2021	September 2021	Employer I.D. #03639 - Deferred Salary Per P	\$300.00	\$0.00		\$300.00
Totals for METLIFE: 3 invoice(s) listed.					\$900.00	\$0.00		\$900.00
MONACO LOCK COMPANY								
MONACO LOCK COMPANY	8/17/2021	8/6/2021	278988-1	Repair - Change Locks	\$254.03	\$0.00		\$254.03
Totals for MONACO LOCK COMPANY: 1 invoice(s) listed.					\$254.03	\$0.00		\$254.03
NEW JERSEY ECONOMIC DEVELOPMENT								
NEW JERSEY ECONOMIC DEVELOP	8/17/2021	6/23/2021	288638	Application Fee (HDSRF) 408-420 Communit	\$500.00	\$0.00		\$500.00

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
Totals for NEW JERSEY ECONOMIC DEVELOPMENT: 1 invoice(s) listed.								
					\$500.00	\$0.00		\$500.00
OMA*AMO Architecture PC								
OMA*AMO Architecture PC	8/17/2021	7/12/2021	S01820	Jersey City Museum - Pathside Hours (July 20	\$16,100.00	\$0.00		\$16,100.00
				Totals for OMA*AMO Architecture PC:	\$16,100.00	\$0.00		\$16,100.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	8/17/2021	7/7/2021	PHEav 21.0597.19	Environmental Services 125 Monitor Street	\$4,290.00	\$0.00		\$4,290.00
POTOMAC-HUDSON ENVIRONMEN	8/17/2021	7/14/2021	PHE 21.565.2	Environmental Services - Droyers Point	\$990.00	\$0.00		\$990.00
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$5,280.00	\$0.00		\$5,280.00
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$57.13	\$0.00		\$57.13
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$77.06	\$0.00		\$77.06
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/22/2021	75-202-754-18	Gas & Electric - 1 Berry Ln Fid HSE 2	\$21.55	\$0.00		\$21.55
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$163.95	\$0.00		\$163.95
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$80.00	\$0.00		\$80.00
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$73.60	\$0.00		\$73.60
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$81.46	\$0.00		\$81.46
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$82.93	\$0.00		\$82.93
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$101.40	\$0.00		\$101.40
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$58.04	\$0.00		\$58.04
PUBLIC SERVICE ELECTRIC & GAS	8/17/2021	7/21/2021	72-429-978-18	Gas & Electric- 665 Ocean Avenue - Apt 3D	\$76.69	\$0.00		\$76.69
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$873.81	\$0.00		\$873.81
RAMON PONCE								
RAMON PONCE	8/17/2021	7/16/2021	August 2021	Reimbursement - Staff Lunch	\$144.04	\$0.00		\$144.04
				Totals for RAMON PONCE:	\$144.04	\$0.00		\$144.04
RUTGERS UNIVERSITY								
RUTGERS UNIVERSITY	8/17/2021	8/5/2021	Fall 2021	Fall Registration- 2021 - Elizabeth Vasquez	\$2,126.00	\$0.00		\$2,126.00
				Totals for RUTGERS UNIVERSITY:	\$2,126.00	\$0.00		\$2,126.00
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-1	Lawn Maintenance & Trash Removal- 185 Dw	\$165.00	\$0.00		\$165.00

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.	8/17/2021	7/30/2021	10004-2	Lawn Maintenance & Trash Removal- 204 St	\$265.00	\$0.00		\$265.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-3	Lawn Maintenance & Trash Removal- 284 MI	\$160.00	\$0.00		\$160.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-4	Lawn Maintenance & Trash Removal- 292 MI	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-5	Lawn Maintenance & Trash Removal- 314 MI	\$155.00	\$0.00		\$155.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-6	Lawn Maintenance & Trash Removal- 326-3	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-7	Lawn Maintenance & Trash Removal- 408-4	\$275.00	\$0.00		\$275.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-8	Lawn Maintenance & Trash Removal- 199 Wc	\$185.00	\$0.00		\$185.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-12	Lawn Maintenance & Trash Removal - Manil	\$600.00	\$0.00		\$600.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-13	Lawn Maintenance & Trash Removal - 550 J	\$355.00	\$0.00		\$355.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-14	Lawn Maintenance & Trash Removal - 84 Sip	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-15	Lawn Maintenance & Trash Removal - 80 Ba	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-16	Lawn Maintenance & Trash Removal - 174-1	\$650.00	\$0.00		\$650.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-18	Lawn Maintenance & Trash Removal - 336-3	\$205.00	\$0.00		\$205.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-20	Lawn Maintenance & Trash Removal -John	\$760.00	\$0.00		\$760.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-23	Lawn Maintenance & Trash Removal - 612-6	\$490.00	\$0.00		\$490.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-9	Lawn Maintenance & Trash Removal- 405-4	\$165.00	\$0.00		\$165.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-10	Lawn Maintenance & Trash Removal- 665 Oc	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-11	Lawn Maintenance & Trash Removal - 51 Cr	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-17	Lawn Maintenance & Trash Removal - 34-36 t	\$175.00	\$0.00		\$175.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-19	Lawn Maintenance & Trash Removal - 1054 C	\$195.00	\$0.00		\$195.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-21	Lawn Maintenance & Trash Removal - 574 Co	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	8/17/2021	7/30/2021	10004-22	Lawn Maintenance & Trash Removal - 558 C	\$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	8/17/2021	8/5/2021	August 2021	Office Supplies	\$426.13	\$0.00		\$426.13
Totals for STAPLES CREDIT PLAN:					\$426.13	\$0.00		\$426.13
1 invoice(s) listed.								
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	8/17/2021	8/1/2021	Aug. 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	8/17/2021	6/27/2021	210900840	Site Remediation - Permit Fee - 525 RT 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/17/2021	6/29/2021	210906760	Site Remediation - Permit Fee - 575 RT 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/17/2021	6/25/2021	210900850	Site Remediation - Permit Fee - 575 RT 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/17/2021	7/8/2021	210934180	Site Remediation - Permit Fee - 555 RT 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/17/2021	7/2/2021	210921330	Site Remediation - Permit Fee - 555 RT 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	8/17/2021	7/1/2021	210916680	Annual Site Remediation Fee - 36-44 Aetna	\$10,175.00	\$0.00		\$10,175.00
TREASURER - STATE OF NEW JER	8/17/2021	7/1/2021	210904580	Site Remediation - Permit Fee - Morris Canal	\$1,750.00	\$0.00		\$1,750.00

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
				Totals for TREASURER - STATE OF NEW JERSEY: 7 invoice(s) listed.	\$14,675.00	\$0.00		\$14,675.00
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	8/17/2021	7/13/2021	5798670	H/C Water dispenser	\$6.50	\$0.00		\$6.50
TWIN ROCKS SPRING WATER	8/17/2021	7/19/2021	5803154	10- 5 Gallon Spring Water	\$104.90	\$0.00		\$104.90
				Totals for TWIN ROCKS SPRING WATER: 2 invoice(s) listed.	\$111.40	\$0.00		\$111.40
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	8/17/2021	7/30/2021	July 2021	Case/Property Mngt Services at 665 Ocean A	\$4,791.67	\$0.00		\$4,791.67
				Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.	\$4,791.67	\$0.00		\$4,791.67
US POSTAL SERVICE								
US POSTAL SERVICE	8/17/2021	8/2/2021	August 2021	Postage Refill for Pitney Bowes Meter	\$600.00	\$0.00		\$600.00
				Totals for US POSTAL SERVICE: 1 invoice(s) listed.	\$600.00	\$0.00		\$600.00
VERIZON								
VERIZON	8/17/2021	7/23/2021	9884831973	Agency Cell Phone Bill -June - July 2021	\$185.81	\$0.00		\$185.81
				Totals for VERIZON: 1 invoice(s) listed.	\$185.81	\$0.00		\$185.81
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	8/17/2021	7/8/2021	39098020	Office Supplies	\$117.02	\$0.00		\$117.02
				Totals for W. B. MASON CO., INC.: 1 invoice(s) listed.	\$117.02	\$0.00		\$117.02
Wielkottz & Company, LLC.								
Wielkottz & Company, LLC.	8/17/2021	8/1/2021	21-00085-01595	CFO Services Rendered	\$7,500.00	\$0.00		\$7,500.00
				Totals for Wielkottz & Company, LLC.: 1 invoice(s) listed.	\$7,500.00	\$0.00		\$7,500.00
XEROX CORPORATION								
XEROX CORPORATION	8/17/2021	8/6/2021	August 2021	Meter Usage / Printer	\$192.64	\$0.00		\$192.64
				Totals for XEROX CORPORATION: 1 invoice(s) listed.	\$192.64	\$0.00		\$192.64

**Jersey City Redevelopment Agency
Cash Requirements Report**

GRAND TOTALS:	\$233,852.59	\$0.00	\$233,852.59
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Jersey City Redevelopment Agency

Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (8/17/2021)
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	8/17/2021	7/16/2021	0284687	Engineering Services - Bayfront Redevelopment	\$46,085.00	\$0.00		\$46,085.00
CME ASSOCIATES	8/17/2021	7/27/2021	0285504	Engineering Services - Bayfront Redevelopment	\$61,797.40	\$0.00		\$61,797.40
				Totals for CME ASSOCIATES:	\$107,882.40	\$0.00		\$107,882.40
JOSEPH M. SANZARI, INC.								
JOSEPH M. SANZARI, INC.	8/17/2021	8/5/2021	July 2021/ Payment#2	Construction- Bayfront Redevelopment- Phase	\$502,649.13	\$0.00		\$502,649.13
				Totals for JOSEPH M. SANZARI, INC.:	\$502,649.13	\$0.00		\$502,649.13
MATRIX NEW WORLD ENGINEERING PC								
MATRIX NEW WORLD ENGINEERING	8/17/2021	7/19/2021	31610	Bulkhead Consulting Svcs - Bayfront	\$4,275.00	\$0.00		\$4,275.00
				Totals for MATRIX NEW WORLD ENGINEERING PC:	\$4,275.00	\$0.00		\$4,275.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN, LLC	8/17/2021	7/28/2021	183210	Legal Services - Bayfront/Honeywell	\$2,245.00	\$0.00		\$2,245.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$2,245.00	\$0.00		\$2,245.00
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	8/17/2021	5/31/2021	27965	Financial Advisory - Bayfront Redevelopment	\$3,335.00	\$0.00		\$3,335.00
				Totals for NW FINANCIAL GROUP, LLC:	\$3,335.00	\$0.00		\$3,335.00
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	8/17/2021	7/8/2021	77960.03.0-2	Architectural Services - Bayfront Redevelopment	\$3,888.00	\$0.00		\$3,888.00
Perkins Eastman Architects DPC	8/17/2021	7/8/2021	77961.00.0-2	Architectural Services - Bayfront Redevelopment	\$4,050.00	\$0.00		\$4,050.00
				Totals for Perkins Eastman Architects DPC:	\$7,938.00	\$0.00		\$7,938.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL	8/17/2021	7/19/2021	21-627-16	Environmental Services - Bayfront	\$6,670.00	\$0.00		\$6,670.00
POTOMAC-HUDSON ENVIRONMENTAL	8/17/2021	8/3/2021	21-627-17	Environmental Services - Bayfront	\$6,670.00	\$0.00		\$6,670.00
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$13,340.00	\$0.00		\$13,340.00
SWA/Balsley Landscape Architects								
SWA/Balsley Landscape Architects	8/17/2021	5/17/2021	1007	Professional Landscape/Architectural Svcs- B&	\$2,527.50	\$0.00		\$2,527.50
SWA/Balsley Landscape Architects	8/17/2021	7/20/2021	1038	Professional Landscape/Architectural Svcs- B&	\$6,500.00	\$0.00		\$6,500.00
				Totals for SWA/Balsley Landscape Architects:	\$9,027.50	\$0.00		\$9,027.50
GRAND TOTALS:						\$0.00		\$650,692.03

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Report name: Invoice Due Today-INVESTORS
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (8/17/2021)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes