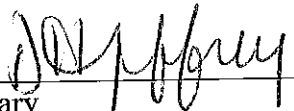


**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR REMOTE PUBLIC
MEETING OF JUNE 21, 2022**

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated July 19, 2022

<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	✓			
Victor Negron, Jr.	✓			
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
SESSIONS OF THE REMOTE PUBLIC MEETINGS OF
JUNE 21ST, 2022**

WHEREAS, the Board of Commissioners approved going into closed session at their meetings of June 21, 2022; 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 Meetings be approved as presented.

Secretary



Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated July 19, 2022

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF BOTH A REDEVELOPMENT AGREEMENT AND A PURCHASE AND SALE AGREEMENT WITH BAYFRONT DEVELOPMENT PARTNERS, LLC, A JOINT VENTURE OF PENNROSE HOLDINGS, LLC AND OMNI BAYFRONT JERSEY CITY LLC, FOR PROPERTY IDENTIFIED AS DEVELOPMENT LOT 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 AND EXTENDING THE CONDITIONAL DESIGNATION FOR THE PROPERTY IDENTIFIED AS DEVELOPMENT LOT 26 A/K/A PORTION OF BLOCK 21901.01, LOT 4 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

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

WHEREAS, pursuant to the Redevelopment Law, the City designated the Bayfront I Redevelopment Area (the “**Redevelopment Area**”), which is located on the west side of the City bounded by Route 440 to the west, the Hackensack River to the east, Kellogg Street to the south, and with the northerly portion of the area containing the Culver Avenue interchange with Route 440, and which consists of approximately 95 acres with approximately 70 acres of development parcels and 25 acres of public and/or open space; and

WHEREAS, on March 12, 2008, pursuant to Ordinance No. 08-025 and the Redevelopment Law, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, which was amended pursuant to Ordinance No. 21-009 and which resulted in the Bayfront I Redevelopment Plan Amended and Restated, dated February 24, 2021 (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Redevelopment Area; and

WHEREAS, the Redevelopment Plan, in part, provides for the creation of 35 lots for development within the approximately 70 acres of development parcels referenced above, which are currently identified as Block 21901.01, Lots 1, 4, 6, 8 and 9 on the official tax maps of the City (the “**Development Lots**”) and a number of other lots to be developed for public uses and/or open space within the approximately 25 acres of public and/or open space referenced above, which are currently identified as Block 21901.01, Lots 3, 5 and 7 on the official tax maps of the City as depicted on Map 1, the “**Block Identification Map**” in the Redevelopment Plan; and

WHEREAS, on October 10, 2018 the City adopted an ordinance (the “**Acquisition Ordinance**”) authorizing public financing for the acquisition of the Development Lots and construction of certain public infrastructure within the Redevelopment Area; and

WHEREAS, in accordance with the Acquisition Ordinance, the City became the fee simple owner of the Development Lots on January 15, 2019; and

WHEREAS, by Resolution No. 20-06-4 dated June 26, 2020, the Agency conditionally designated Bayfront Development Partners, LLC, a joint venture of Pennrose Holdings, LLC and Omni Bayfront Jersey City LLC (the “**Redeveloper**”), as the Redeveloper of a portion of the Phase 1 Development Area identified as portions of Block 21901.01, Lots 4 and 6 on the official tax maps of the City, i.e., Development Lot 26 (“**Development Lot 26**”) and Development Lot 32 (“**Development Lot 32**”) as depicted on Map 1, the “Block Identification Map” in the Redevelopment Plan, which designation was subsequently extended; and

WHEREAS, the Agency and the Redeveloper have previously entered into that certain funding agreement dated July 20, 2020 (the “**Original Funding Agreement**”), to fund the costs incurred by the Agency for certain pre-development activities with respect to both Development Lot 26 and Development Lot 32, including but not limited to the negotiation in good faith and preparation of the Redevelopment Agreement (as defined herein) and other related actions; and

WHEREAS, on December 15, 2021, the City Council adopted Ordinance Nos. 21-074 and 21-080 authorizing the transfer of the Development Lots, including Development Lot 26 and Development Lot 32, to the Agency, and a subsidy agreement for the public financing for same; and

WHEREAS, in accordance with Ordinance Nos. 21-074 and 21-080, on January 11, 2022, the Agency became the fee simple owner of the Development Lots, including Development Lot 26 and Development Lot 32; and

WHEREAS, the Redeveloper proposes to undertake site work on Development Lot 32, and to design, finance, construct, implement and operate thereon a mixed-use residential development, to be located within one (1) newly-constructed residential building, not exceeding six (6) stories, consisting of approximately 210 residential units, approximately 52 parking garage spaces, indoor and outdoor amenity spaces for a wide variety of resident activities such as lounges, fitness studios, grilling stations, dog park, active and passive recreation, and commercial space anticipated to be used by tenants for a community benefit (which is anticipated to include a tech center, day care center, a credit union, and/or facilities offering a commensurate level of community benefit), along with certain on- and off-site improvements, all of which shall be consistent with the Redevelopment Plan (collectively, the “**Project**”); and

WHEREAS, of the residential units to be constructed, the Redeveloper proposes to construct approximately 74 units, all of which will be maintained as affordable housing (at least 35% of the total number of residential units for the Project), and which shall be offered for rent and restricted for households with total household income equal to or less than 60% of Area Median Income as determined by New Jersey HUD (or such lower level of income as may be required by the terms of federal, state or local financing programs utilized by the Project), and which shall be subject to certain affordability controls, all of which shall be consistent with the Redevelopment Plan and shall consist of a mix of studios, one-bedroom units, two-bedroom units and three-bedroom units; and

WHEREAS, the Agency now desires to designate the Redeveloper as “redeveloper” of Development Lot 32, as such term is defined in the Redevelopment Law, and enter into a

redevelopment agreement with the Redeveloper to set forth in greater detail their respective undertakings, rights and obligations in connection with construction of the Project on Development Lot 32 (the "**Redevelopment Agreement**"), which includes as Schedule E thereto a form of purchase and sale agreement for the sale of Development Lot 32 to Redeveloper (the "**Purchase and Sale Agreement**"); and

WHEREAS, pursuant to the Purchase and Sale Agreement, the Agency agrees to sell, and the Redeveloper, which will be qualified as an urban renewal entity in the State of New Jersey, agrees to purchase, Development Lot 32 for the purchase price of \$7,500,000.00; and

WHEREAS, with respect to Development Lot 26, the Redeveloper is continuing to engage in certain pre-development activities pursuant to the Original Funding Agreement, including but not limited to negotiation of all necessary agreements and documents required in connection with the transfer and redevelopment of Development Lot 26, including the Redeveloper's purchase of Development Lot 26 from the Agency for the purchase price of \$7,500,000.00 (collectively, the "**Development Lot 26 Pre-Development Activities**"); and

WHEREAS, the Agency wishes to enter into a funding agreement with the Redeveloper, which is separate and apart from the Original Funding Agreement, to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Development Lot 26 Pre-Development Activities (the "**Development Lot 26 Funding Agreement**"); and

WHEREAS, any and all necessary agreements and documents executed in connection with Development Lot 26 shall be in substantially the same form as those executed for Development Lot 32, revised to reflect the details of Development Lot 26 and the development completed thereon; and

WHEREAS, in order to allow additional time for the Agency and the Redeveloper to negotiate the terms of the transfer and development of Development Lot 26, the Agency wishes to further extend the Redeveloper's conditional designation as the redeveloper of Development Lot 26 until July 31, 2024, which expiration date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, so that the Agency and the Redeveloper may complete the Development Lot 26 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 Board of Commissioners hereby designates the Redeveloper as redeveloper of Development Lot 32.

Section 3. (a) The Board of Commissioners hereby approves the Redevelopment Agreement, substantially in the form on file with the Agency, together with any changes, insertions

and/or deletions thereto as the Executive Director, after consultation with Counsel, deem in their collective discretion to be necessary or desirable for the execution thereof.

(b) The Board of Commissioners hereby approves the Purchase and Sale Agreement for the sale of Development Lot 32, substantially in the form on file with the Agency, together with any changes, insertions and/or deletions thereto as the Executive Director, after consultation with Counsel, deem in their collective discretion to be necessary or desirable for the execution thereof.

(c) The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver the Redevelopment Agreement, Purchase and Sale Agreement, and any other necessary documents and/or agreements, between the Redeveloper and the Agency, together with such additions, deletions and/or modifications as are necessary and desirable in consultation with Counsel to effectuate same. Said authorization includes the transfer of Development Lot 32 by the Agency to Redeveloper, execution and delivery of the deed to Development Lot 32, execution and delivery of any and all associated documents by and between the Redeveloper and the Agency, and the execution and delivery of any documents by the Agency, required to effectuate said sale.

(d) The Chairman, Vice-Chair, Executive Director, Secretary and 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 and Purchase and Sale Agreement, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with Counsel, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

Section 4. The Agency's conditional designation of the Redeveloper for Development Lot 26 is hereby extended until July 31, 2024, which expiration date may be extended by the Executive Director in her sole discretion for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete the Development Lot 26 Pre-Development Activities.

Section 5. (a) The Board of Commissioners hereby approves the Development Lot 26 Funding Agreement, substantially in the form on file with the Agency, together with any changes, insertions and/or deletions thereto as the Executive Director, after consultation with Counsel, deem in their collective discretion to be necessary or desirable for the execution thereof.

(b) The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver the Development Lot 26 Funding Agreement, and any other necessary documents and/or agreements, between the Redeveloper and the Agency, together with such additions, deletions and/or modifications as are necessary and desirable in consultation with Counsel to effectuate same.

Section 6. If, by July 31, 2024, or such later date as established by the Executive Director in accordance with Section 4 hereof, the Agency and the Redeveloper have not completed the Development Lot 26 Pre-Development Activities, the conditional designation of the

Redeveloper as redeveloper of Development Lot 26 shall automatically expire without any need for any further action of the Board of Commissioners.

Section 7. The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate this Resolution.

Section 8. This Resolution shall take effect immediately.

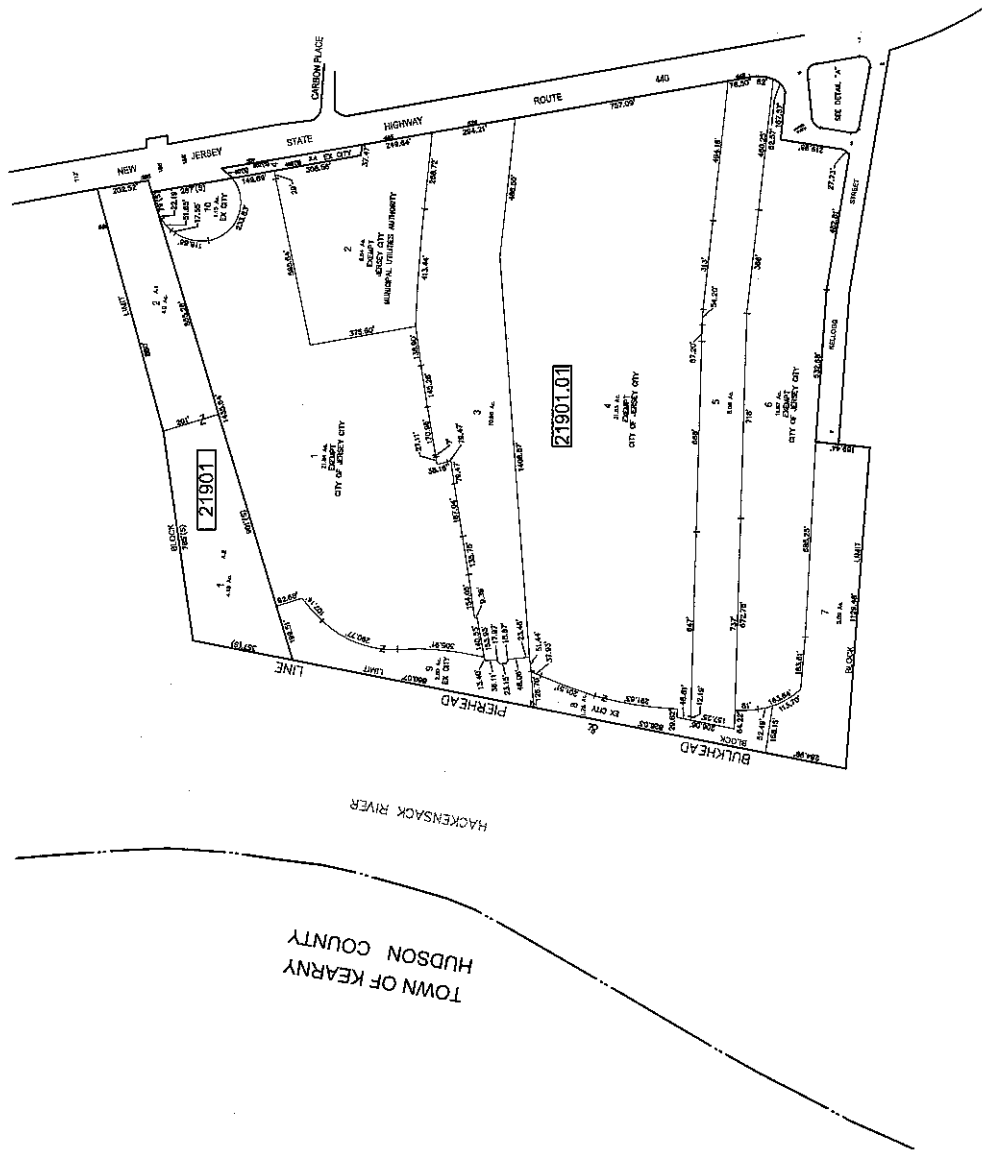
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

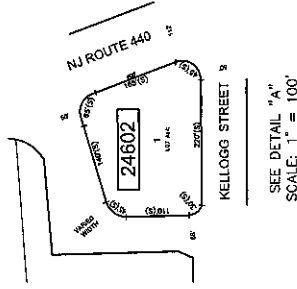
REVISIONS			
DATE	BY	LOT	LOT
10/20/07	CHARLES A. JANNISON	21901	4
07/28/11	IN CMT	21901	10
07/28/11	IN CMT	21901	10

SEE SHEET 160



SEE SHEET 220

SEE SHEET 219.01



THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING TECHNIQUES (CADD) AND COORDINATE GEOMETRY.

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 200' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T.A. MASSOLTER
11 TINDALL ROAD, MIDDLE TOWN, NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2006, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 369

SEE SHEET 201

APP - COMP4027973.DWG

10:20:00 08/28/2011 01:11

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE ACQUISITION OF CERTAIN
JERSEY CITY MUNICIPAL UTILITIES AUTHORITY-
OWNED REAL PROPERTY, IDENTIFIED ON THE TAX
MAP OF THE CITY OF JERSEY CITY AS BLOCK 23704,
LOT 23 COMMONLY KNOWN AS 65 COMMERCIAL
STREET AND BLOCK 24301, LOTS 1.01, 1.02, AND 8,
RESPECTIVELY, COMMONLY KNOWN AS 20
COMMERCIAL STREET AND 2 COMMERCIAL STREET
WITHIN THE CANAL CROSSING REDEVELOPMENT
AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes a municipality to determine whether certain property within the municipality constitutes an “area in need of redevelopment”; and

WHEREAS, pursuant to the Redevelopment Law, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) and has 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 Canal Crossing 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 Canal Crossing Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, on January 14, 2022, the Jersey City Municipal Utilities Authority (the “**JCMUA**”) acquired title to Block 23704, Lot 23 and Block 24301, Lots. 1.01, 1.02, and 8 (collectively, the “**Property**”) from the City; and

WHEREAS, the Agency desires to acquire the Property in order to facilitate the redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to *N.J.S.A. 40:14B-20(5)*, the JCMUA may “dispose of property so acquired no longer necessary for the purposes of the municipal authority”; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-8(b)* and *N.J.S.A. 40A:12A-22(i)*, the Agency has the power to acquire by contribution, gift, grant, bequest, devise, purchase, or otherwise, real property or any interest therein necessary or proper within the Redevelopment Area; and

WHEREAS, the Agency desires to acquire the Property from the JCMUA for **SEVEN MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$7,550,000.00)**.

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. Pursuant to the Redevelopment Law and the Redevelopment Plan, the Agency is the "redevelopment entity" for the Property. The Agency shall acquire the Property for **SEVEN MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$7,550,000.00)**.

Section 3. Pursuant to *N.J.S.A. 40A:12A-8(b)* and *N.J.S.A. 40A:12A-22(i)*, the Agency's acquisition of Property known as Block 23704, Lot 23 and Block 24301, Lots 1.01, 1.02, and 8 on the tax map of the City of Jersey City is hereby authorized for the purpose of implementing the Canal Crossing Redevelopment Plan.

Section 4. The Chairman, Vice Chair, Executive Director, Secretary and other necessary Agency Officials and professionals are each hereby authorized to execute and deliver a purchase and sale agreement and/or any other necessary documents and/or agreements, between the City and the Agency together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same, to close on the sale of the Property. Said authorization includes receipt of the Deed to the Property and any and all associated documents by and between the JCMUA and the Agency, and the execution and delivery of any documents by the Agency, required to effectuate said sale.

Section 5. The Chairman, Vice Chair, Executive Director, Secretary and 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 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, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

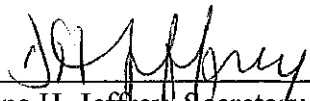
Section 6. The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

Section 7. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 8. A copy of this Resolution shall be available for public inspection at the offices of the Agency.

Section 9. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			



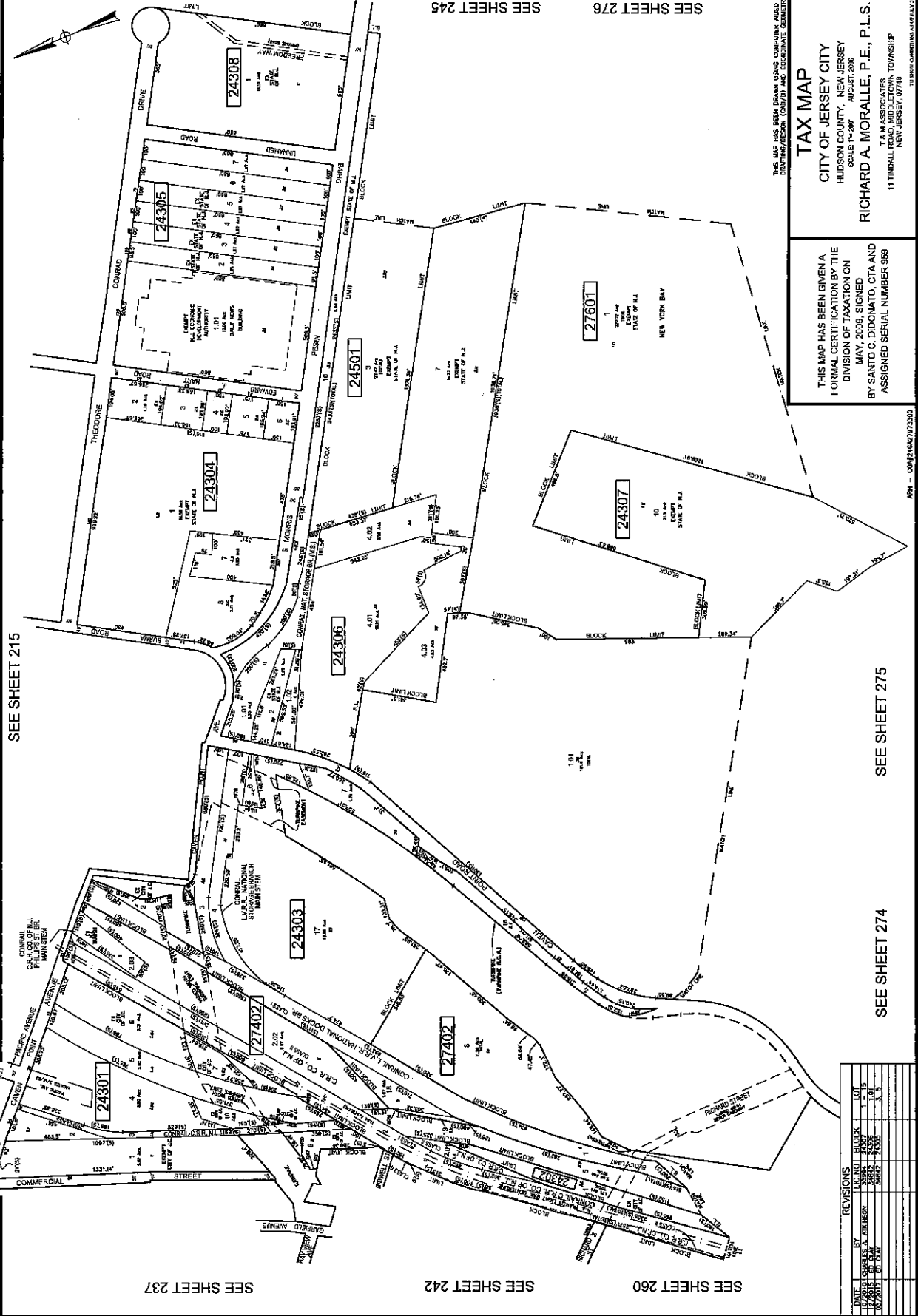
REVISIONS			
DATE	BY	REVISION	LOT
1/28/08	ED. GUY	34442	20

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=50'
AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD
NEW JERSEY, 07146
(303) 400-5444

THIS MAP HAS BEEN DRAWN USING COMPUTERS AIDED
DRAWING/DESIGN (CADD) AND COORDINATE GEOMETRY.

APR - CD#24027973001



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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=200' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07448

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 369

DATE	BY	REVISIONS
07/20/08	R.A. MORALLE	1.0
07/20/08	R.A. MORALLE	2.0
07/20/08	R.A. MORALLE	3.0

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT AND A PURCHASE AND SALE AGREEMENT WITH FRIENDS OF QUALITY EDUCATION, INC FOR THE PROPERTY IDENTIFIED AS BLOCK 23704, LOT 23 AND BLOCK 24301, LOT 1.01, COMMONLY KNOWN AS 20 COMMERCIAL STREET AND 65 COMMERCIAL STREET, WITHIN THE CANAL CROSSING 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**”), and has 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 Canal Crossing 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 Canal Crossing Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, Friends of Quality Education, Inc. (the “**Redeveloper**”) proposes to redevelop certain property within the Redevelopment Area identified on the official tax maps of the City as Block 23704, Lot 23 and Block 24301, Lot 1.01, commonly known as 20 Commercial Street and 65 Commercial Street (collectively, the “**Property**”); and

WHEREAS, the Redeveloper proposes to redevelop the Property by developing, financing and constructing thereon a high school for BelovED Community Charter School and K-12 facilities for Empowerment Academy Charter School with approximately 275,000 square feet of school facilities; a 140,000 square foot garage; a bus maintenance facility and bus parking area; a driveway loop that connects the campus; and development of the Morris Canal Greenway at Block 24301, Lot 1.02 to include walking and bicycle paths, landscaping, a retaining wall, and fencing (collectively, the “**Project**”); and

WHEREAS, the Agency now wishes to designate the Redeveloper as “redeveloper” of the Property, as such term is defined in the Redevelopment Law, and enter into a redevelopment agreement (the “**Redevelopment Agreement**”) with Redeveloper to set forth in greater detail their respective undertakings, rights and obligations in connection with construction of the Project on the Property; and

WHEREAS, the Redeveloper desires to acquire the Property from the Agency and to enter into a purchase and sale agreement (the “**Purchase and Sale Agreement**”) for **SEVEN MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$7,550,000.00)**; and

WHEREAS, the Agency desires to approve the Redevelopment Agreement and execute a Purchase and Sale Agreement for sale of the Property, authorize the execution thereof, and authorize certain other actions and determinations in connection therewith,

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 designates Friends of Quality Education, Inc. as redeveloper of the Property.

Section 3. The Board of Commissioners hereby approves the Redevelopment Agreement and Purchase and Sale Agreement substantially in the forms on file with the Agency, together with any changes, insertions and/or deletions thereto as the Executive Director in her discretion, in consultation with counsel to the Agency, deems to be necessary or desirable for the execution thereof, which changes, insertions and/or deletions do not alter the substantive rights and obligations of the parties thereto.

Section 4. (a) The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Redevelopment Agreement and Purchase and Sale Agreement, along with any other necessary documents and/or agreements, between the Redeveloper and/or the Agency and/or the City, together with such additions, deletions, and/or modifications as deemed necessary or desirable by the Executive Director, in consultation with counsel, or any other party to such agreements, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with counsel. Said authorization includes the transfer of the Property by the Agency to Redeveloper, execution and delivery of the deed to the Property, execution and delivery of any and all associated documents by and between the Redeveloper and the Agency, and the execution and delivery of any documents by the Agency, required to effectuate said sale.

(b) The Chairman, 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 and Purchase and Sale Agreement, along with any other necessary documents and/or agreements between the Agency and/or the City and/or the Redeveloper, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

Section 5. 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 6. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 19, 2022.


Diana 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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			



REVISIONS			
DATE	BY	DESCRIPTION	LOT
11/28/13	BY	3882	25

SEE SHEET 236

SEE SHEET 241

SEE SHEET 233

THIS MAP HAS BEEN DESIGNED, COMPILED, AND
DRAWING/DESIGN (C90/70) AND COORDINATE GEOMETRY.

TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD
NEW JERSEY 07148

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

ARR - COM2460797300

SEE SHEET 243

SEE SHEET 215

SEE SHEET 237

SEE SHEET 242

SEE SHEET 260

SEE SHEET 274

SEE SHEET 275

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 200' AUGUST, 2008

SCALE: 1"=200' AUGUST, 2008

RICHARD A. MORALLE, P.E., P.L.S.

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

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

REVISIONS				
DATE	BY	UIC NO	BLOCK	LOT
10/27/16	CHARLES A ATKINSON	34842	24307	1, 19
12/27/16	ED CLAY	34842	24306	1, 1
01/27/17	ED CLAY	34842	24305	3, 5

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
DISBURSEMENT OF FUNDS FOR PURCHASE OF SPORTS
EQUIPMENT IN THE AMOUNT OF \$50,000, WHICH FUNDS
WERE RECEIVED IN CONNECTION WITH THE
REDEVELOPMENT OF 423 GRAND STREET WITHIN THE
GRAND JERSEY REDEVELOPMENT AREA**

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

WHEREAS, pursuant to the Redevelopment Law, the City designated that certain area known as the Grand Jersey Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment and enacted the Grand Jersey Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**"), in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to the Redevelopment Law, the Agency and G&S Grand Street, LLC (the "**Redeveloper**") entered into that certain Redevelopment Agreement dated March 16, 2010 to effectuate the redevelopment of certain property identified as Block 15702, Lots 16-19 on the tax maps of the City, also referred to as 423 Grand Street (the "**Project Site**"); and

WHEREAS, as set forth in City Ordinance #19-080 adopted on July 17, 2019 (the "**Ordinance**"), in furtherance of the development of the Project Site, the City agreed to release certain use restrictions that had been imposed in favor of the City; and

WHEREAS, *N.J.S.A. 40A:12A-39(b)* of the Redevelopment Law permits any public body, with or without consideration, to cause recreational facilities to be furnished in connection with redevelopment projects; and

WHEREAS, pursuant to the Ordinance, in exchange for the City's release of use restrictions on the Project Site, the Redeveloper paid to the City, and the Agency has held in escrow, the sum of \$50,000 (the "**Grant**"), which Grant is to be used solely to purchase baseball equipment in an effort to promote the use of City parks; and

WHEREAS, Youth Foundation of Jersey City (the "**Youth Foundation**") is a nonprofit organization that is dedicated to providing access for every youth in Jersey City to high-quality educational, recreational, cultural, and community enrichment programs; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-39(b) and in accordance with the Ordinance, the Agency wishes to disburse the Grant to the Youth Foundation for the purpose of carrying out the responsibilities set forth in the Ordinance,

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

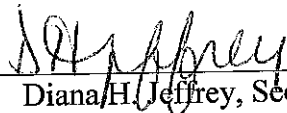
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Executive Director is hereby authorized to disburse the Grant to the Youth Foundation.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE EXECUTION OF A SECOND AMENDMENT TO THE
REDEVELOPMENT AGREEMENT WITH EMERSON LEASING
CO. I LLC FOR THE REDEVELOPMENT OF CERTAIN
PROPERTY INCLUDING BLOCK 6903, LOTS 1.02 3.01 AND 3.02
WITHIN THE JERSEY AVENUE PARK 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 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 Park Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Jersey Avenue Park Redevelopment Plan" (as the same may be amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, pursuant to Resolution No. 19-08-10 adopted on August 20, 2019, the Board of Commissioners of the Agency authorized execution of a redevelopment agreement (as amended, the "**Redevelopment Agreement**") with Emerson Leasing Co. I, LLC (the "**Redeveloper**") for the redevelopment of certain property, including but not limited to Block 6903, Lots 1.02, 3.01 and 3.02 located within the Redevelopment Area; and

WHEREAS, as more particularly described in the Redevelopment Agreement, in furtherance of the first phase of the development, the Redeveloper is to construct and deliver to the City an approximately 23,900 square foot public use facility with forty (40) on-site parking spaces to be located within the Phase I Project (the "**PUF Premises**"); and

WHEREAS, the parties have determined it is in their best interests to modify their arrangement with respect to the development, design, construction, build out, and sub lease of the PUF Premises, such that the Redeveloper shall be responsible for the full buildout of the PUF Premises and sub lease of the PUF Premises in accordance with the design specifications, and on such terms as shall be negotiated with the City; and

WHEREAS, the Agency now desires to memorialize such revisions, together with certain other associated revisions in a Second Amendment to the Redevelopment Agreement; 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.

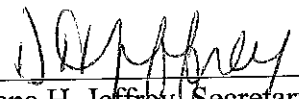
Section 2. The Board of Commissioners hereby authorizes the Second Amendment to the Redevelopment Agreement as set forth herein.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Second Amendment to the 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 July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
COOPERATION AGREEMENT WITH THE CITY OF JERSEY
CITY FOR THE DESIGN AND DEVELOPMENT OF THE PUBLIC
USE FACILITY WITHIN THE JERSEY AVENUE PARK
REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") as amended and supplemented (the "**Redevelopment Law**") and has 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 Park Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Jersey Avenue Park Redevelopment Plan" (as the same may be amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, pursuant to Resolution No. 19-08-10 adopted on August 20, 2019, the Board of Commissioners of the Agency authorized execution of a redevelopment agreement (as amended, the "**Redevelopment Agreement**") with Emerson Leasing Co. I, LLC (the "**Redeveloper**") for the redevelopment of certain property located within the Redevelopment Area; and

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper is to construct and deliver to the City an approximately 23,900 square foot public use facility with 40 on-site parking spaces (the "**Public Use Facility**"); and

WHEREAS, the City and the Agency find it mutually beneficial and in the public interest to enter into a cooperation agreement (the "**Cooperation Agreement**") for coordination of the design and development of the Public Use Facility,

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

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

Section 2. The Board of Commissioners hereby authorizes the Cooperation Agreement for a term to expire on the fifth anniversary of the effective date of the Cooperation Agreement, unless the completion of the Public Use Facility occurs sooner, upon which the Cooperation Agreement shall expire.

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

effectuate this Resolution, including but not limited to the Cooperation Agreement in substantially the form on file with the Agency, in consultation with counsel; and (ii) take all actions necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH MAST CONSTRUCTION SERVICES, INC. FOR COST ESTIMATOR SERVICES FOR THE PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 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 may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

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

WHEREAS, the Agency owns and manages certain 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 “**Pathside Building**” or the “**Property**”), located within the Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan; and

WHEREAS, the Agency has determined to repurpose the Pathside Building 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; 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 as the cultural partner for the redevelopment of the Pathside Building in order to design and renovate the Pathside Building and prepare it to be used as a cultural hub with uses potentially including, but not limited to, a museum, gallery, studio, educational and event space, café, restaurant and/or museum shop (the “**Pathside Museum Project**”); and

WHEREAS, in order to undertake the Pathside Museum Project, the Agency determined it has a need for services for certain cost estimator services for the Property (the “**Services**”); and

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

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

WHEREAS, MAST Construction Services, Inc. (“**MAST**”) submitted a quote to the Agency to provide the Services dated July 13, 2022 (the “**Quote**”), a copy of which is on file with the Agency; and

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

WHEREAS, the Agency desires to enter into a contract with MAST (the “**Contract**”) to perform the Services as outlined in the Quote for an amount not to exceed Fourteen Thousand Seven Hundred Fifty Dollars (\$14,750.00), to be paid in accordance with the rates set forth in the Quote; and

WHEREAS, the Agency certifies that funds are available for the Services.

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


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

Section 2. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with MAST 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 Quote for a total amount not to exceed Fourteen Thousand Seven Hundred Fifty Dollars (\$14,750.00), subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A CONTRACT WITH SWA GROUP
FOR LANDSCAPE ARCHITECTURAL SERVICES IN
CONNECTION WITH THE DEVELOPMENT OF THE
COURTHOUSE PARK WITHIN THE JOURNAL
SQUARE 2060 REDEVELOPMENT AREA**

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

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

WHEREAS, the County of Hudson (the "**County**") intends to build the Honorable Frank J. Guarini Justice Complex, which would render the Hudson County Administration Building (the "**Administration Building**") obsolete and no longer necessary for County use; and

WHEREAS, by Resolution 22-04-14, the Agency authorized a Cooperation Agreement with the City for coordination of the demolition of the Administration Building and design and construction of a public park (the "**Courthouse Park**") at property identified as Block 8002, Lot 1, commonly known as 595 Newark Avenue (the "**Property**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of a firm to provide landscape architectural services in connection with the development of the Courthouse Park (the "**Services**"); and

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

WHEREAS, on May 17, 2022, the Agency issued a Request for Proposals for the Landscape Architectural Services ("**RFP**") which RFP fully describes the scope of the Services required by the Agency; and

WHEREAS, in response to the RFP, SWA Group ("**SWA Group**") submitted a proposal to the Agency dated June 23, 2022, to provide the Services; and

WHEREAS, SWA Group possesses the skills and expertise to perform and complete the Services; and

WHEREAS, the Agency desires to enter into a professional services contract with SWA Group (the "**Contract**") to perform the Services as outlined in the Proposal for a total amount not to exceed Two Hundred Fifty Thousand Seven Hundred Dollars (\$250,700.00) to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, in accordance with the LPCL, architectural services are professional services exempt from public bidding; and

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

WHEREAS, the Agency certifies that funds are available for the Services; and

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

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

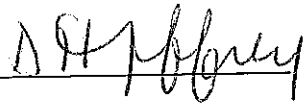
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with SWA Group 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 Contract, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed Two Hundred Fifty Thousand Seven Hundred Dollars (\$250,700.00), subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AWARDING A
CONTRACT TO BRANTLEY BROTHERS MOVING & STORAGE CO.,
INC. FOR MOVING SERVICES RELATING TO 54 JOURNAL SQUARE,
BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S
JERSEY THEATRE, 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**") and has 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, 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 City owns the historic Loew's Jersey Theatre (the "**Theatre**") together with certain property within the Redevelopment Area, upon which the Theatre is situated, identified as Block 10601, Lot 41 on the official tax map of the City, commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (the "**Property**"), which Property is located within the Redevelopment Area and is subject to Redevelopment Plan; and

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

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

WHEREAS, pursuant to *N.J.S.A. 40A:11-12(a)* and *N.J.A.C. 5:34-7.29(c)*, the Agency may by resolution and without advertising for bids, purchase any goods or services under any contract or contracts for such goods or services entered into on behalf of the State by the Division of Purchasing and Property in the Department of Treasury; and

WHEREAS, Brantley Brothers Moving & Storage Co., Inc. ("**Brantley**"), a minority-owned business, submitted a quote to the Agency dated July 8, 2022 (the "**Quote**") to provide the Services, a copy of which is on file with the Agency, in accordance with State Contract T0877 Brantley has with the State (the "**State Contract**"); and

WHEREAS, having reviewed the Quote, the Agency has determined that Brantley possesses the requisite expertise and skilled personnel required to perform the Services and that, in consideration of all factors, awarding a contract to Brantley in accordance with the Quote will be cost-efficient and appropriate; and

WHEREAS, the Agency desires to enter into a contract with Brantley (the "**Contract**") to perform the Services as outlined in the Quote for a total amount not to exceed Seventy Two Thousand Eight Hundred and Twenty Five Dollars (\$72,825.00) to be paid in accordance with the rates set forth in the Quote and pursuant to and in accordance with the terms and conditions of the State Contract; and

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

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

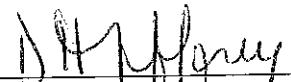
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby awards a Contract for the Services to Brantley pursuant to State Contract T0877, payable at the rates set forth in the Quote, for a not to exceed amount of Seventy Two Thousand Eight Hundred and Twenty Five Dollars (\$72,825.00) and for a term to expire in six (6) months, or upon completion of the Services, whichever is earlier, which term may be extended as permitted by the State Contract and applicable law.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AWARDING A
CONTRACT TO MOBILE MINI STORAGE SOLUTIONS FOR
STORAGE SERVICES RELATING TO 54 JOURNAL SQUARE, BLOCK
10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY
THEATRE, 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 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 City owns the historic Loew's Jersey Theatre (the "**Theatre**") together with certain property within the Redevelopment Area, upon which the Theatre is situated, identified as Block 10601, Lot 41 on the official tax map of the City, commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (the "**Property**"), which Property is located within the Redevelopment Area and is subject to Redevelopment Plan; and

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

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**"), the Agency desires to obtain storage services and rent storage containers to store Theatre property and/or equipment (the "**Services**"); and

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

WHEREAS, Mobile Mini Storage Solutions ("**Mobile Mini**") submitted a quote to the Agency (the "**Quote**") to provide the Services, a copy of which is on file with the Agency; and

WHEREAS, having reviewed the Quote, the Agency has determined that Mobile Mini possesses the requisite expertise and skilled personnel required to perform the Services and that, in consideration of all factors, awarding a contract to Mobile Mini in accordance with the Quote will be cost-efficient and appropriate; and

WHEREAS, the Agency desires to enter into a contract with Mobile Mini (the "**Contract**") to perform the Services as outlined in the Quote for a total amount not to exceed Nine

Thousand Six Hundred Seventeen Dollars and Fifty Cents (\$9,617.50) to be paid in accordance with the rates set forth in the Quote; and

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

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


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

Section 2. The Board of Commissioners hereby awards a Contract for the Services to Mobile Mini, payable at the rates set forth in the Quote, for a not to exceed amount of Nine Thousand Six Hundred Seventeen Dollars and Fifty Cents (\$9,617.50) and for a term to expire twelve (12) months after the effective date of the agreement, subject to the terms and conditions of the Agency's form agreement.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 19, 2022.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 417 COMMUNIPAW OZ, LLC FOR PROPERTY IDENTIFIED AS BLOCK 18901, LOTS 23 AND 29, COMMONLY KNOWN AS 417 COMMUNIPAW AVENUE AND 139 WOODWARD STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, in accordance with the Redevelopment Law, the City designated that certain area known as the Morris Canal Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Morris Canal Redevelopment Plan” (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, 417 Communipaw OZ, LLC (the “**Redeveloper**”) proposes to redevelop certain property located within the Redevelopment Area identified on the official tax maps of the City as Block 18901, Lots 23 and 29, commonly known as 417 Communipaw Avenue and 139 Woodward Street (collectively, the “**Property**”) in accordance with the Redevelopment Plan; and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Property a project consisting of a residential complex with 17 stories, consisting of: (i) a maximum of four hundred twenty (420) residential units, of which the greater of 5% or 21 units shall be affordable housing units; (ii) a 22,000 square foot recreation center to be dedicated to the City; (iii) forty (40) surface parking spaces to be dedicated to the City; (iv) a 14,000 square foot retail component, no less than 40% of which will be designated as retail incubator space for minority-, women- and veteran-owned businesses; (v) approximately 20,000 square feet of public outdoor space; (vi) the installation of improvements along Woodward Street; and (vii) the adaptive reuse of the Steel Tech Head House; together with (viii) certain other on- and off-site Improvements (collectively, the “**Project**”); and

WHEREAS, the Agency now wishes to designate the Redeveloper as “redeveloper” of the Property, as such term is defined in the Redevelopment Law, and enter into a redevelopment agreement (the “**Redevelopment Agreement**”) with Redeveloper to set forth in greater detail their respective undertakings, rights and obligations in connection with construction of the Project on the Property,

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

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

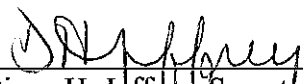
Section 2. The Board of Commissioners hereby designates 417 Communipaw OZ, LLC as redeveloper of the Property.

Section 3. The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Redevelopment Agreement, in substantially the form on file with the Agency, together with such additions, deletions and/or 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 Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate 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 on July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #3 TO CONTRACT NO. 21-10-CJ6 WITH SILAGY CONTRACTING, LLC FOR LOT CLEAN-UP AND MAINTENANCE SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain properties within the City of Jersey City (the “**City**”); and

WHEREAS, in order to maintain its properties, from time to time the Agency requires routine maintenance and upkeep services for such properties (the “**Services**”); and

WHEREAS, the Agency previously entered into Contract No. 21-10-CJ6 (the “**Contract**”) for an amount not to exceed One Hundred Seventy-Two Thousand Three Hundred Eighty Dollars (\$172,380.00) (the “**Initial Contract Amount**”) with Silagy Contracting, LLC (“**Silagy**”) for the Services as further described in the Contract; and

WHEREAS, pursuant to Resolution No. 21-11-16 adopted on November 9, 2021, the Agency and Silagy entered into Change Order #1 to the Contract, which amended the scope of the Contract and authorized additional expenditure of funds in the amount of \$8,000, such that the amended Contract amount shall not exceed \$180,380.00; and

WHEREAS, by Resolution No. 22-03-17 adopted on March 15, 2022, the Agency authorized Change Order #2 to the Contract to amend the scope of the Contract (a) to include initial cleanup and routine maintenance and upkeep of Agency-owned property identified as Block 17503, Lot 1.01, commonly known as 125 Monitor Street, and (b) such that 34-36 Center Street and 514 Communipaw Avenue were removed from the scope of the Contract; and

WHEREAS, on July 6, 2022, Silagy submitted a quote (the “**Quote**”) to perform additional Services at that certain property identified as Block 25101, Lot 6, commonly known as 199 Stegman Street (the “**Stegman Property**”), including excess trash removal, grading of the front exterior area, and boarding up of all windows and doorways (the “**Additional Services**”) for the amount of Four Thousand Two Hundred Dollars (\$4,200.00); and

WHEREAS, the Agency wishes to authorize Change Order #3 to approve the performance of the Additional Services, payable in accordance with the Quote for an additional increase to the Initial Contract Amount not exceed Four Thousand Two Hundred Dollars (\$4,200.00), and to add the Stegman Property to the scope of the Contract; and

WHEREAS, the Initial Contract Amount as amended by Change Order #3 does not exceed the Agency’s public bid threshold, nor does the sum of all change orders exceed twenty percent (20%) of the Initial Contract Amount; and

WHEREAS, the Agency hereby certifies it has funds available to compensate Silagy for the Services.

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

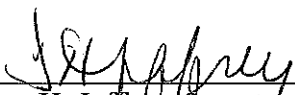
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Change Order #3 is hereby approved, (a) for a total Contract amount not to exceed One Hundred Eighty-Four Thousand Five Hundred and Eighty Dollars (\$184,580.00), and (b) adding the Stegman Property to the scope of the Contract. Except as expressly authorized herein, all other terms and conditions of the Contract shall remain unchanged and in full force and effect.

Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary 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 July 19, 2022.


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				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
JULY 19, 2022**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of July 19, 2022

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of be July 19, 2022 approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated July 19, 2022

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Victor Negron, Jr.				✓
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
Peter Waldor & Associates								
Peter Waldor & Associates	6/22/2022	6/15/2022	30269	Property Insurance - 665-667 Ocean Avenue	\$17,383.90	\$0.00		\$17,383.90
				Totals for Peter Waldor & Associates: 1 invoice(s) listed.	\$17,383.90	\$0.00		\$17,383.90
				GRAND TOTALS:	\$17,383.90	\$0.00		\$17,383.90

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 (6/22/2022)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES I	7/19/2022	6/13/2022	47	Scaffold Services at 84 Sip Avenue - June	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC: 1 invoice(s) listed.	\$1,200.00	\$0.00		\$1,200.00
AFLAG								
AFLAG	7/19/2022	7/1/2022	August 2022	Employee Deductions per Payroll- August	\$522.12	\$0.00		\$522.12
				Totals for AFLAC: 1 invoice(s) listed.	\$522.12	\$0.00		\$522.12
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	7/19/2022	6/8/2022	4254330	Legal Services - Bates Street Redevelopment	\$2,533.00	\$0.00		\$2,533.00
ARCHER & GREINER, P.C.	7/19/2022	6/8/2022	4254336	Legal Services- 550 Johnston Avenue	\$195.00	\$0.00		\$195.00
ARCHER & GREINER, P.C.	7/19/2022	6/8/2022	4254342	Legal Services - Pegasus/100 Colden Street	\$1,267.50	\$0.00		\$1,267.50
ARCHER & GREINER, P.C.	7/19/2022	6/8/2022	4254343	Legal Services - 385-387 Communipaw Ave.	\$97.50	\$0.00		\$97.50
ARCHER & GREINER, P.C.	7/19/2022	6/8/2022	4254347	Legal Services - 531 Communipaw Ave.	\$65.00	\$0.00		\$65.00
ARCHER & GREINER, P.C.	7/19/2022	6/8/2022	4254356	Legal Services - 118-128 Monitor Street	\$3,152.50	\$0.00		\$3,152.50
ARCHER & GREINER, P.C.	7/19/2022	6/18/2022	4254431	Legal Services - PICA Bates SubRedeveloper	\$2,615.26	\$0.00		\$2,615.26
				Totals for ARCHER & GREINER, P.C.: 7 invoice(s) listed.	\$9,925.76	\$0.00		\$9,925.76
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	7/19/2022	5/31/2022	5826	Oversight & Mngt Services for EPA Revolvln	\$617.50	\$0.00		\$617.50
BROWNFIELD REDEVELOPMENT S	7/19/2022	5/31/2022	5872	Oversight & Mngt Services for EPA Mill Cre	\$277.50	\$0.00		\$277.50
BROWNFIELD REDEVELOPMENT S	7/19/2022	5/31/2022	5873	Oversight & Mngt Services for EPA Hazardo	\$567.50	\$0.00		\$567.50
BROWNFIELD REDEVELOPMENT S	7/19/2022	5/31/2022	5874	Oversight & Mngt Services for EPA Petro. A	\$230.00	\$0.00		\$230.00
BROWNFIELD REDEVELOPMENT S	7/19/2022	5/31/2022	5875	Morris Canal - Greenway EPA Multipurpose C	\$1,540.00	\$0.00		\$1,540.00
BROWNFIELD REDEVELOPMENT S	7/19/2022	5/31/2022	5876	Oversight & Mngt Services - Misc Non-Gran	\$615.00	\$0.00		\$615.00
BROWNFIELD REDEVELOPMENT S	7/19/2022	5/31/2022	5912	Boundary Survey - 53 MLK	\$3,630.00	\$0.00		\$3,630.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: 7 invoice(s) listed.	\$7,477.50	\$0.00		\$7,477.50
CASH								
CASH	7/19/2022	7/15/2022	Replenishment	Petty Cash Replenishment	\$237.61	\$0.00		\$237.61
				Totals for CASH: 1 invoice(s) listed.	\$237.61	\$0.00		\$237.61
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	7/19/2022	6/27/2022	INV154855381	Expense Reimbursement - Zoom	\$91.35	\$0.00		\$91.35
CHRISTOPHER FIORE	7/19/2022	7/13/2022	June-July 2022	Employee Reimbursement-Travel Expense /S	\$188.22	\$0.00		\$188.22

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
COMCAST								
COMCAST	7/19/2022	7/1/2022	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$206.47	\$0.00		\$206.47
COMCAST	7/19/2022	6/16/2022	8499 05 354 4361702	39 Kearney Avenue - Business Internet and Ca	\$432.72	\$0.00		\$432.72
COMCAST	7/19/2022	7/8/2022	8499 05 354 3697536	25 Journal Sq - Business Internet	\$152.44	\$0.00		\$152.44
				Totals for COMCAST:	\$791.63	\$0.00		\$791.63
				3 invoice(s) listed.				
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	7/19/2022	6/14/2022	Aug-22	Monthly Maintenance Fee August	\$161.84	\$0.00		\$161.84
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$161.84	\$0.00		\$161.84
				1 invoice(s) listed.				
DELTA STORAGE								
DELTA STORAGE	7/19/2022	7/9/2022	August 2022	Storage Unit - Size: 10x30, Unit #: 1001	\$881.00	\$0.00		\$881.00
DELTA STORAGE	7/19/2022	7/9/2022	August 2022	Storage Unit - Size: 10x30, Unit #: 1172	\$869.00	\$0.00		\$869.00
				Totals for DELTA STORAGE:	\$1,750.00	\$0.00		\$1,750.00
				2 invoice(s) listed.				
DIANA JEFFREY								
DIANA JEFFREY	7/19/2022	7/13/2022	June 2022	Employee Reimbursement- Lunch Meeting- S	\$505.27	\$0.00		\$505.27
				Totals for DIANA JEFFREY:	\$505.27	\$0.00		\$505.27
				1 invoice(s) listed.				
DRIVE NEW JERSEY INSURANCE COM								
DRIVE NEW JERSEY INSURANCE C	7/19/2022	6/24/2022	Policy 04259621	Renewal - Progressive Ins. 2019 Jeep Compass	\$3,678.00	\$0.00		\$3,678.00
				Totals for DRIVE NEW JERSEY INSURANCE COM:	\$3,678.00	\$0.00		\$3,678.00
				1 invoice(s) listed.				
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	7/19/2022	6/30/2022	14231	Professional Services - Contruction Advisor - J	\$14,897.00	\$0.00		\$14,897.00
				Totals for Economic Project Solutions, Inc.:	\$14,897.00	\$0.00		\$14,897.00
				1 invoice(s) listed.				
Elizabeth Development Company								
Elizabeth Development Company	7/19/2022	11/30/2021	JCRA-001	Consulting Services - Management Compliance	\$2,500.00	\$0.00		\$2,500.00
Elizabeth Development Company	7/19/2022	1/31/2022	JCRA-003	Consulting Services - Management Compliance	\$2,500.00	\$0.00		\$2,500.00
Elizabeth Development Company	7/19/2022	2/28/2022	JCRA-004	Consulting Services - Management Compliance	\$2,500.00	\$0.00		\$2,500.00

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
Elizabeth Development Company	7/19/2022	3/31/2022	JCRA-005	Consulting Services - Management Compliance	\$2,500.00	\$0.00		\$2,500.00
Elizabeth Development Company	7/19/2022	5/31/2022	JCRA-007	Consulting Services - Management Compliance	\$2,500.00	\$0.00		\$2,500.00
Elizabeth Development Company	7/19/2022	12/31/2021	JCRA-002	Consulting Svc - Management Compliance f	\$2,500.00	\$0.00		\$2,500.00
Elizabeth Development Company	7/19/2022	4/30/2022	JCRA-006	Consulting Svc - Management Compliance f	\$2,500.00	\$0.00		\$2,500.00
				Totals for Elizabeth Development Company:	\$17,500.00	\$0.00		\$17,500.00
				7 invoice(s) listed.				
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	7/19/2022	6/30/2022	Acc#1147810	Legal Advertisement- June 2022	\$73.30	\$0.00		\$73.30
				Totals for EVENING JOURNAL ASSOCIATION:	\$73.30	\$0.00		\$73.30
				1 invoice(s) listed.				
FEDERAL EXPRESS								
FEDERAL EXPRESS	7/19/2022	7/4/2022	1735-4013-2	Overnight Deliveries - Varies	\$262.40	\$0.00		\$262.40
				Totals for FEDERAL EXPRESS:	\$262.40	\$0.00		\$262.40
				1 invoice(s) listed.				
GEI CONSULTANTS, INC.								
GEI CONSULTANTS, INC.	7/19/2022	4/12/2022	3107810	Environ/LSRP Services - 8 Aetna	\$787.50	\$0.00		\$787.50
GEI CONSULTANTS, INC.	7/19/2022	5/12/2022	3109208	Environ/LSRP Services - 8 Aetna	\$20,320.35	\$0.00		\$20,320.35
GEI CONSULTANTS, INC.	7/19/2022	6/10/2022	3111194	Environ/LSRP Services - 8 Aetna	\$5,644.79	\$0.00		\$5,644.79
				Totals for GEI CONSULTANTS, INC.:	\$26,752.64	\$0.00		\$26,752.64
				3 invoice(s) listed.				
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	7/19/2022	7/1/2022	63651	Legal Services - 9 Myrtle Ave	\$275.00	\$0.00		\$275.00
GLUCK WALRATH LLP	7/19/2022	7/1/2022	63652	Legal Services - 51 Crescent	\$560.00	\$0.00		\$560.00
GLUCK WALRATH LLP	7/19/2022	7/1/2022	63653	Legal Services - 182 Hancock	\$157.50	\$0.00		\$157.50
GLUCK WALRATH LLP	7/19/2022	7/1/2022	63654	Legal Services - 199 Stegman	\$440.00	\$0.00		\$440.00
GLUCK WALRATH LLP	7/19/2022	7/1/2022	63655	Legal Services - 185 Dwight Street	\$87.50	\$0.00		\$87.50
				Totals for GLUCK WALRATH LLP:	\$1,520.00	\$0.00		\$1,520.00
				5 invoice(s) listed.				
Jason Friedkin								
Jason Friedkin	7/19/2022	6/23/2022	June 2022	Reimbursement - Parking Jersey City Summit	\$27.00	\$0.00		\$27.00
				Totals for Jason Friedkin:	\$27.00	\$0.00		\$27.00
				1 invoice(s) listed.				
JERSEY CITY DEPT. OF PUBLIC WORKS								
JERSEY CITY DEPT. OF PUBLIC WORKS	7/19/2022	5/10/2022	2022-2	Redevelopment Gas Usage - January 1,2022-	\$165.06	\$0.00		\$165.06

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
KINNEY LISOVICZ REILLY & WOLFF PC								
Totals for JERSEY CITY DEPT. OF PUBLIC WORKS:								
				1 invoice(s) listed.	\$165.06	\$0.00		\$165.06
KINNEY LISOVICZ REILLY & WOLF	7/19/2022	6/7/2022	25956	Legal Services - Employment Law Issues	\$2,012.50	\$0.00		\$2,012.50
KINNEY LISOVICZ REILLY & WOLF	7/19/2022	6/7/2022	25957	Legal Services - JCRA v Crazy Greek	\$1,030.64	\$0.00		\$1,030.64
KINNEY LISOVICZ REILLY & WOLF	7/19/2022	6/7/2022	25958	Legal Services - JCRA v Urban League	\$4,305.20	\$0.00		\$4,305.20
KINNEY LISOVICZ REILLY & WOLF	7/19/2022	6/7/2022	25959	Legal Services - Insurance	\$1,925.00	\$0.00		\$1,925.00
KINNEY LISOVICZ REILLY & WOLF	7/19/2022	6/7/2022	25960	Legal Services - 665 Ocean - Kevin Baskin	\$35.00	\$0.00		\$35.00
KINNEY LISOVICZ REILLY & WOLF	7/19/2022	6/7/2022	25961	Legal Services - 287 Pine Street	\$17.50	\$0.00		\$17.50
KINNEY LISOVICZ REILLY & WOLF	7/19/2022	6/7/2022	25962	Legal Services - Ray's Tire Shop, LLC	\$140.00	\$0.00		\$140.00
KINNEY LISOVICZ REILLY & WOLF	7/19/2022	6/7/2022	25963	Legal Services - OPRA Request of Yvonne Ba	\$122.50	\$0.00		\$122.50
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:				8 invoice(s) listed.	\$9,588.34	\$0.00		\$9,588.34
Maximum Fire Escapes								
Maximum Fire Escapes	7/19/2022	6/30/2022	20205961	Demolition Fire Escape and Roof Ladder Re	\$13,300.00	\$0.00		\$13,300.00
Totals for Maximum Fire Escapes:				1 invoice(s) listed.	\$13,300.00	\$0.00		\$13,300.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191339	Legal Services - Loew's Theater	\$6,860.00	\$0.00		\$6,860.00
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191341	Legal Services- Berry Lane Park	\$1,516.43	\$0.00		\$1,516.43
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191344	Legal Services - Argent Venture/Johnston Vie	\$5,200.00	\$0.00		\$5,200.00
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191345	Legal Services - 808 Pavonia KRE/ Silverste	\$11,082.50	\$0.00		\$11,082.50
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191346	Legal Services - One Journal Square/ Kushner	\$5,183.50	\$0.00		\$5,183.50
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191347	Legal Services - Johnston Station	\$1,597.62	\$0.00		\$1,597.62
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191348	Legal Services- 25 Pathside	\$15,918.81	\$0.00		\$15,918.81
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191349	Legal Services - Argent Aetna Monmouth	\$2,860.00	\$0.00		\$2,860.00
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191351	Legal Services - 8 Aetha	\$1,525.50	\$0.00		\$1,525.50
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191355	Legal Services - Homestead/Cottage Pl - Nant	\$5,850.00	\$0.00		\$5,850.00
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191357	Legal Services- Hampshire	\$8,352.50	\$0.00		\$8,352.50
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191362	Legal Services - 701 Newark Avenue	\$4,367.50	\$0.00		\$4,367.50
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191367	Legal Services - General Counsel	\$10,244.95	\$0.00		\$10,244.95
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191370	Legal Services - 8 Erie St Litigation	\$2,823.10	\$0.00		\$2,823.10
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191377	Legal Services - 417 Communipaw Matter	\$3,672.50	\$0.00		\$3,672.50
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191380	Legal Services - 500 Summit	\$3,055.00	\$0.00		\$3,055.00
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191384	Legal Services - Bayfront - BRP Development	\$2,892.50	\$0.00		\$2,892.50
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191385	Legal Services - Route 440 Developers	\$1,527.50	\$0.00		\$1,527.50
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191396	Legal Services - 612-616 Communipaw Avent	\$2,275.00	\$0.00		\$2,275.00
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191400	Legal Services - Port Liberte Apartments, I.L	\$3,332.00	\$0.00		\$3,332.00
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191403	Legal Services - 723 Grand/ Urban League	\$1,855.00	\$0.00		\$1,855.00
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191404	Legal Services - Greenville Yards	\$2,572.50	\$0.00		\$2,572.50

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	192868	Legal Services - Liberty Science Center	\$2,105.00	\$0.00		\$2,105.00
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	189687	Legal Services - 125 Monitor Street	\$51,717.06	\$0.00		\$51,717.06
				<i>Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC: 24 invoice(s) listed.</i>	<u>\$158,386.47</u>	<u>\$0.00</u>		<u>\$158,386.47</u>
Merchology								
Merchology	7/19/2022	7/13/2022	July 2022	Company Shirts	\$589.55	\$0.00		\$589.55
				<i>Totals for Merchology: 1 invoice(s) listed.</i>	<u>\$589.55</u>	<u>\$0.00</u>		<u>\$589.55</u>
METLIFE								
METLIFE	7/19/2022	7/11/2022	August 2022	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	7/19/2022	7/11/2022	August 2022	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
				<i>Totals for METLIFE: 2 invoice(s) listed.</i>	<u>\$150.00</u>	<u>\$0.00</u>		<u>\$150.00</u>
NEW JERSEY REALTY ADVISORY GRO								
NEW JERSEY REALTY ADVISORY G	7/19/2022	4/28/2022	2093	Appraisal Services - 25 Westside Ave.	\$2,800.00	\$0.00		\$2,800.00
				<i>Totals for NEW JERSEY REALTY ADVISORY GRO: 1 invoice(s) listed.</i>	<u>\$2,800.00</u>	<u>\$0.00</u>		<u>\$2,800.00</u>
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$25.49	\$0.00		\$25.49
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$25.37	\$0.00		\$25.37
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$89.85	\$0.00		\$89.85
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$297.01	\$0.00		\$297.01
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	70-455-651-00	Gas & Electric - 405 Ocean Ave - HSE	\$9.87	\$0.00		\$9.87
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$143.75	\$0.00		\$143.75
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$72.03	\$0.00		\$72.03
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$58.14	\$0.00		\$58.14
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$73.16	\$0.00		\$73.16
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$60.68	\$0.00		\$60.68
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$28.17	\$0.00		\$28.17
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$47.51	\$0.00		\$47.51
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/21/2022	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$42.10	\$0.00		\$42.10
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/16/2022	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$28.83	\$0.00		\$28.83
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/22/2022	75-481-965-04	Gas & Electric - 51 Crescent Avenue - Fl 1	\$23.01	\$0.00		\$23.01
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/22/2022	75-491-378-03	Gas & Electric - 51 Crescent Avenue - Fl 2	\$19.23	\$0.00		\$19.23
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	5/20/2022	75-202-754-18	Gas & Electric - 1 Berry Lan FL D HSE 2	\$331.31	\$0.00		\$331.31
PUBLIC SERVICE ELECTRIC & GAS	7/19/2022	6/13/2022	42-497-031-18	Gas & Electric - 25 Journal Square	\$712.04	\$0.00		\$712.04

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
READY REFRESH	7/19/2022	7/13/2022	June - July 2022	H/C Water dispenser	\$89.90	\$0.00		\$89.90
				Totals for READY REFRESH: 1 invoice(s) listed.	\$89.90	\$0.00		\$89.90
								\$2,087.55
ROBERT NAPIORSKI	7/19/2022	7/11/2022	July 2022	Reimbursement- Parking - Lowes	\$25.00	\$0.00		\$25.00
	7/19/2022	7/8/2022	July 2022	Reimbursement - Parking Lowes	\$18.00	\$0.00		\$18.00
				Totals for ROBERT NAPIORSKI: 2 invoice(s) listed.	\$43.00	\$0.00		\$43.00
Silagy Contracting, LLC.	7/19/2022	7/11/2022	12709-1	Lawn Maintenance & Trash Removal- 185 Dw	\$255.00	\$0.00		\$255.00
	7/19/2022	7/11/2022	12709-2	Lawn Maintenance & Trash Removal- 284 ML	\$400.00	\$0.00		\$400.00
	7/19/2022	7/11/2022	12709-3	Lawn Maintenance & Trash Removal - 174-1	\$975.00	\$0.00		\$975.00
	7/19/2022	7/11/2022	12709-4	Lawn Maintenance & Trash Removal - 292 M	\$450.00	\$0.00		\$450.00
	7/19/2022	7/11/2022	12709-6	Lawn Maintenance & Trash Removal- 326-3	\$600.00	\$0.00		\$600.00
	7/19/2022	7/11/2022	12709-7	Lawn Maintenance & Trash Removal- 408-4	\$510.00	\$0.00		\$510.00
	7/19/2022	7/11/2022	12709-8	Lawn Maintenance & Trash Removal- 199 Wc	\$285.00	\$0.00		\$285.00
	7/19/2022	7/11/2022	12709-10	Lawn Maintenance & Trash Removal- 665 Oc	\$360.00	\$0.00		\$360.00
	7/19/2022	7/11/2022	12709-11	Lawn Maintenance & Trash Removal - Manil	\$525.00	\$0.00		\$525.00
	7/19/2022	7/11/2022	12709-12	Lawn Maintenance & Trash Removal - 550 J	\$1,140.00	\$0.00		\$1,140.00
	7/19/2022	7/11/2022	12709-13	Lawn Maintenance & Trash Removal - 84 Sip	\$300.00	\$0.00		\$300.00
	7/19/2022	7/11/2022	12709-14	Lawn Maintenance & Trash Removal - 80 Ba	\$540.00	\$0.00		\$540.00
	7/19/2022	7/11/2022	12709-17	Lawn Maintenance & Trash Removal - 558 C	\$420.00	\$0.00		\$420.00
	7/19/2022	7/11/2022	12709-18	Lawn Maintenance & Trash Removal - 612-6	\$490.00	\$0.00		\$490.00
	7/19/2022	7/11/2022	12709-19	Lawn Maintenance & Trash Removal - 51 Cr	\$270.00	\$0.00		\$270.00
	7/19/2022	7/11/2022	12709-20	Lawn Maintenance & Trash Removal - 125 M	\$2,250.00	\$0.00		\$2,250.00
	7/19/2022	7/11/2022	12711	Machinery Service- Move Material From Fro	\$1,500.00	\$0.00		\$1,500.00
	7/19/2022	7/11/2022	12709-5	Lawn Maintenance & Trash Removal - 314 M	\$400.00	\$0.00		\$400.00
	7/19/2022	7/11/2022	12709-9	Lawn Maintenance & Trash Removal- 405-4	\$255.00	\$0.00		\$255.00
	7/19/2022	7/11/2022	12709-15	Lawn Maintenance & Trash Removal - 336-3	\$600.00	\$0.00		\$600.00
	7/19/2022	7/11/2022	12709-16	Lawn Maintenance & Trash Removal - 1054 C	\$300.00	\$0.00		\$300.00
				Totals for Silagy Contracting, LLC.: 21 invoice(s) listed.	\$12,825.00	\$0.00		\$12,825.00
STAPLES CREDIT PLAN	7/19/2022	6/5/2022	6011 1000 6095 467	Office Supplies	\$1,902.39	\$0.00		\$1,902.39

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
Steven Carcaccio								
Steven Carcaccio	7/19/2022	6/23/2022	July 2022	Refund of Escrow Deposit - 201 New York A	\$17,451.00	\$0.00		\$17,451.00
				Totals for Steven Carcaccio: 1 invoice(s) listed.	\$17,451.00	\$0.00		\$17,451.00
Sylvia Henry								
Sylvia Henry	7/19/2022	6/28/2022	July 2022	Reimbursement - Keurig Coffee Membership	\$104.20	\$0.00		\$104.20
				Totals for Sylvia Henry: 1 invoice(s) listed.	\$104.20	\$0.00		\$104.20
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	7/19/2022	7/1/2022	June 2022	Payment for Copier Lease - June	\$1,381.99	\$0.00		\$1,381.99
				Totals for TOSHIBA FINANCIAL SERVICES: 1 invoice(s) listed.	\$1,381.99	\$0.00		\$1,381.99
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	7/19/2022	7/1/2022	June 2022	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
VERIZON								
VERIZON	7/19/2022	6/23/2022	9909604033	Agency Cell Phone Bill - June 2022	\$183.87	\$0.00		\$183.87
				Totals for VERIZON: 1 invoice(s) listed.	\$183.87	\$0.00		\$183.87
VICTORIA BONNERS								
VICTORIA BONNERS	7/19/2022	6/23/2022	June 2022	Reimbursement - Parking Jersey City Summit	\$27.00	\$0.00		\$27.00
				Totals for VICTORIA BONNERS: 1 invoice(s) listed.	\$27.00	\$0.00		\$27.00
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	7/19/2022	6/15/2022	230519780	Office Supplies	\$67.98	\$0.00		\$67.98
W. B. MASON CO., INC.	7/19/2022	6/23/2022	230705768	Office Supplies	\$13.24	\$0.00		\$13.24
W. B. MASON CO., INC.	7/19/2022	6/23/2021	230707851	Office Supplies	\$95.55	\$0.00		\$95.55
W. B. MASON CO., INC.	7/19/2022	6/24/2022	230733189	Office Supplies	\$260.20	\$0.00		\$260.20
W. B. MASON CO., INC.	7/19/2022	6/27/2022	230763938	Office Supplies	\$361.96	\$0.00		\$361.96

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
XEROX CORPORATION XEROX CORPORATION	7/19/2022	7/1/2022	June 2022	Meter Usage / Printer	\$191.27	\$0.00		\$191.27
				Totals for XEROX CORPORATION: 1 invoice(s) listed.	\$191.27	\$0.00		\$191.27
				Totals for W. B. MASON CO., INC.: 5 invoice(s) listed.	\$798.93	\$0.00		\$798.93
GRAND TOTALS:					\$314,418.83	\$0.00		\$314,418.83

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: Next week (7/17/2022 to 7/23/2022)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	7/19/2022	6/9/2022	0306173	Engineering Services - Bayfront Redevelopment	\$38,665.50	\$0.00		\$38,665.50
CME ASSOCIATES	7/19/2022	6/29/2022	0270310	Engineering Services - Bayfront Redevelopment	\$62,725.00	\$0.00		\$62,725.00
				Totals for CME ASSOCIATES:	<u>\$101,390.50</u>	<u>\$0.00</u>		<u>\$101,390.50</u>
JOSEPH M. SANZARI, INC.								
JOSEPH M. SANZARI, INC.	7/19/2022	6/28/2022	Payment #13	Construction - Bayfront Redevelopment- Pha	\$120,511.06	\$0.00		\$120,511.06
				Totals for JOSEPH M. SANZARI, INC.:	<u>\$120,511.06</u>	<u>\$0.00</u>		<u>\$120,511.06</u>
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	7/19/2022	6/23/2022	191352	Legal Services - Bayfront/Honeywell	\$2,660.00	\$0.00		\$2,660.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	<u>\$2,660.00</u>	<u>\$0.00</u>		<u>\$2,660.00</u>
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	7/19/2022	4/30/2022	29134	Financial Advisory - Bayfront Redevelopment	\$2,760.00	\$0.00		\$2,760.00
NW FINANCIAL GROUP, LLC	7/19/2022	5/31/2022	29222	Financial Advisory - Bayfront Redevelopment	\$3,162.50	\$0.00		\$3,162.50
				Totals for NW FINANCIAL GROUP, LLC:	<u>\$5,922.50</u>	<u>\$0.00</u>		<u>\$5,922.50</u>
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	7/19/2022	6/14/2022	77961.00.0-12	Architectural Services - Bayfront Redevelopment	\$107,076.24	\$0.00		\$107,076.24
Perkins Eastman Architects DPC	7/19/2022	3/10/2022	77961.00.0-10	Architectural Services - Bayfront Redevelopment	\$13,389.90	\$0.00		\$13,389.90
				Totals for Perkins Eastman Architects DPC:	<u>\$120,466.14</u>	<u>\$0.00</u>		<u>\$120,466.14</u>
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	7/19/2022	6/6/2022	20.627.27	Environmental Services - Bayfront	\$13,261.86	\$0.00		\$13,261.86
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	<u>\$13,261.86</u>	<u>\$0.00</u>		<u>\$13,261.86</u>
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	7/19/2022	6/21/2022	220827930	Annual Site Remediation Fee - Bayfront 575 R	\$3,415.00	\$0.00		\$3,415.00
				Totals for TREASURER - STATE OF NEW JERSEY:	<u>\$3,415.00</u>	<u>\$0.00</u>		<u>\$3,415.00</u>
				GRAND TOTALS:	\$367,627.06	\$0.00		\$367,627.06

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: Next week (7/17/2022 to 7/23/2022)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes

Regular Meeting
July 19th, 2022

A G E N D A

INFORMATIONAL ITEM:

Block 13102 Redevelopment Area- The Redevelopment Agreement for the development of Block 13102, Lot 1.03, commonly known as 25 Columbus Drive, requires the redeveloper to file a restrictive covenant in favor of the City of Jersey City “restricting the Open Space Plaza for public, passive use/open space in perpetuity[.]” The City has requested that these protections be incorporated into an easement rather than a restrictive covenant. As the form and content of the restriction is subject to City approval pursuant to the Redevelopment Agreement, no amendment to the Redevelopment Agreement is needed in order to effectuate this request.

Regular Meeting
July 19th, 2022

A G E N D A

INFORMATIONAL ITEM:

Journal Square 2060 Redevelopment Area – On February 22, 2021 the Board of Commissioners adopted Resolution 21-SP02-1-1 conditionally designating Blue Atlantic Capital LLC and Devils Arena Entertainment LLC (DAE) as conditional redeveloper of property identified as Block 10601, Lot 41 on the official tax maps of the City, commonly known as the Loew's Jersey Theatre, 54 Journal Square. The executed Right of Entry Agreement has been amended to grant additional time to continue work on the property. The term of the Agreement will run the Effective Date of the amendment for one (1) year and nine (9) months from the Effective Date, execution of a definitive redevelopment agreement or completion date of the work on the property.

Table

Regular Meeting
July 19th, 2022

A G E N D A

INFORMATIONAL ITEM:

Journal Square Redevelopment Area: 500 Summit Avenue Mazal LLC (the "Entity") was previously conditionally designated as redeveloper of Block 6904, Lots 11, 12, and 13, Block 9605, Lots 2.01, 3 and 4, and Block 10803, Lots 27.01 and 27.02, commonly referred to as 500 Summit Avenue. From February 2022 to present, the Agency has submitted requests to the Entity for certain deliverables and payment as a prerequisite to the Board of Commissioners' consideration of a redevelopment agreement with the Entity. In its most recent correspondence to the Entity dated June 15, 2022, the Agency notified the Entity that if the required steps are not taken by July 19, 2022, then the Agency will cease negotiation of a redevelopment agreement with the Entity. To date, the Entity has not performed the actions necessary for the Agency to present a redevelopment agreement to the Board of Commissioners. Accordingly, the Agency has ceased negotiation with the Entity and considers this matter terminated.

Regular Meeting

July 19th, 2022

A G E N D A

INFORMATIONAL ITEM:

APPRAISAL SERVICES FOR ALL PROJECT AREAS - On August 18, 2020 the Board of Commissioners adopted Resolution No. 20-08-3 which authorized the execution of the following professional services contracts with Cooney Bovasso Realty Advisors, Inc. 20-08-PO7, New Jersey Realty Advisory Group, LLC 20-08-PO8, Integra Realty Resources 20-08-PO9, and Wade Appraisal, LLC 20-08-PO10 by utilizing competitive contracting for total amount not to exceed Fifty Thousand Dollars (\$50,000.00). The Agency certifies the availability of funds. The Agency has the exclusive right and option to extend the Initial Term for up to four (4) additional one-year terms, for a maximum of five (5) years. Agency shall exercise its option to extend by delivering written notice of such election to the Appraiser, not less than sixty (60) days prior to the expiration of the Term.