

Regular Meeting
October 18, 2022

A G E N D A

PRESENTATION

Grand Jersey Redevelopment Area – BNE Acquisitions, LLC, to make a presentation to the Board for the development of a mixed-use residential building that will include approximately 515 rental apartments and 8,000 square feet of ground retail space totaling 600,000 square feet within the Grand Jersey Redevelopment Area.

Jason M. Friedkin

Regular Meeting
October 18, 2022

A G E N D A

PRESENTATION

Jackson Hill Redevelopment Area –558 Communipaw, LLC to make a presentation to the Board for the development of a 5 story building with 1 retail unit on ground floor and 20 residential units (5 per floor) on floors 2-5 within the Jackson Hill Redevelopment Area

Jason M. Friedkin

Regular Meeting
October 18, 2022

A G E N D A

PRESENTATION

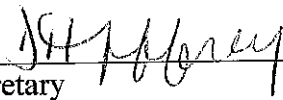
Scatter Site Redevelopment Area – Styles House, Inc., to make a presentation to the Board for the development of a 2-floor transitional living facility consisting of 7 bedrooms, 5 bathrooms, a small media room, 2 offices, a breakout room, living room, and a kitchen for property located at 26 Seidler Street. The bedrooms will range from 150-200 square feet each.

Jason M. Friedkin

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR REMOTE PUBLIC
MEETING OF SEPTEMBER 20, 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 October 18, 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
SEPTEMBER 20, 2022**

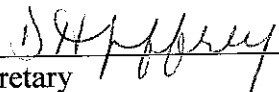
WHEREAS, the Board of Commissioners approved going into closed session at their meetings of September 20, 2022; and

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 October 18, 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 QUALIFYING VARIOUS ENVIRONMENTAL FIRMS TO PROVIDE PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN ALL PROJECT AREAS

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

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

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

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

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

WHEREAS, the Agency received and additional three (3) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

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

1. D&B Engineers & Architects of NJ
2. GZA GeoEnvironmental
3. Tectonic Solutions

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

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

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

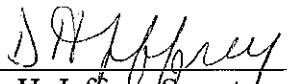
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

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

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 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 DESIGNATING BNE ACQUISITIONS, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED AS BLOCK 15801, LOT 3.02, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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

WHEREAS, in accordance with the Redevelopment Law, the City designated that certain area known as the Grand Jersey Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Grand Jersey Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Agency owns certain property identified as Block 15801, Lot 3.02 on the tax maps of the City and generally located at the southerly terminus of the developed Monmouth Street, to the west of the Jersey City Medical Center, and to the east of Route 78 (the “**Property**”), which is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, BNE Acquisitions, LLC (the “**Redeveloper**”) proposes to consolidate Blocks 5 and 6, as depicted on the Block Identification Plan for the Grand Jersey Redevelopment Plan, and, develop, finance and construct on the Property a mixed-used project consisting of approximately 600,000 total square feet and including approximately 515 rental apartments and 8,000 square feet of ground floor retail space to be contained in one (1) building (collectively, the “**Project**”); and

WHEREAS, on September 20, 2022, the Agency adopted Resolution No. 22-09-8 approving, an Access Agreement with the Redeveloper, and subsequently entered into the Access Agreement with the Redeveloper (the “**Access Agreement**”); and

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

WHEREAS, the Agency further wishes to enter into a funding agreement with the proposed Redeveloper (the “**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 Pre-Development Activities,

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

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

Section 2. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute a Funding Agreement with Redeveloper, in a form acceptable to the Agency in consultation with counsel.

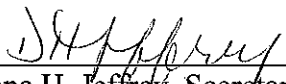
Section 3. BNE Acquisitions, LLC is hereby conditionally designated as the Redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on April 30, 2023, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion.

Section 4. If, by April 30, 2023 or such later date as established by the Executive Director in accordance with Section 3 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 18, 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 PROFESSIONAL SERVICES CONTRACT NO. 22-10-JF1 WITH GEI CONSULTANTS, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 67-69, COMMONLY KNOWN AS 36-44 AND 8-34 AETNA STREET, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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

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

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

WHEREAS, the Agency owns certain properties located within the Redevelopment Area identified as Block 15801, Lot 67, commonly known as 36-44 Aetna Street (the “**Summit Metals Site**”), and Block 15801, Lots 68-69, commonly known as 8-34 Aetna Street (the “**Jersey Auto Wreckers Site**”); and

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

WHEREAS, pursuant to *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law (the “**LPCL**”), contracts for which the subject matter consists of professional services may be awarded without public advertising for bids and bidding therefor; and

WHEREAS, GEI Consultants, Inc. (“**GEI**”) submitted a Proposal for Licensed Site Remediation Professional Services (the “**Services**”) at the Summit Metals Site and Jersey Auto Wreckers Site dated October 4, 2022, for a total amount not to exceed Forty Three Thousand Three Hundred and Fifteen Dollars (\$43,315.00) for all tasks listed in the Proposal, which constitutes the continuation of work already commenced under Contract No. 21-07-CF2; and

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

WHEREAS, the Agency desires to enter into a professional services contract with GEI (the "**Contract**") to perform the Services as outlined in the Proposal, for an amount not to exceed Forty Three Thousand Three Hundred and Fifteen Dollars (\$43,315.00), payable in accordance with the rates set forth in the Proposal; and

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

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

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

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

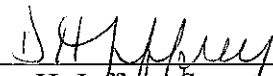
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to authorize the Contract with GEI to perform the Services for a term to expire upon completion of the Services at the Summit Metals Site and Jersey Auto Wreckers Site and all related tasks, or twelve (12) months after the effective date of this Resolution, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed Forty Three Thousand Three Hundred and Fifteen Dollars (\$43,315.00) subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 18, 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 REDEVELOPMENT AGREEMENT WITH 612 COMMUNIPAW LLC FOR PROPERTY IDENTIFIED AS BLOCK 17905, LOTS 18-22, COMMONLY KNOWN AS 612-616 COMMUNIPAW AVENUE AND 91-93 HARRISON AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) 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, in accordance with the Redevelopment Law, the City designated that certain area known as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “**Jackson Hill Redevelopment Plan**” in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, 612 Communipaw LLC (the “**Redeveloper**”) proposes to redevelop certain property located within the Redevelopment Area and owned by the Agency identified on the official tax maps of the City as Block 17905, Lots 18, 19, 20, 21, and 22, commonly known as 612-616 Communipaw Avenue and 91-93 Harrison Avenue (collectively, the “**Property**”) and in accordance with the Redevelopment Plan; and

WHEREAS, the Redeveloper proposes to redevelop the Property by developing, financing and constructing thereon a six (6) story mixed-use building containing fifty-nine (59) dwelling units, of which five (5) units shall be made available as affordable housing units which will include four (4) workforce units and one (1) moderate income unit, twenty (20) parking spaces, and one (1) ground floor commercial space, together with infrastructure and/or such other improvements as may be detailed in the terms of any site plan approval with respect to the Property (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 **ONE MILLION DOLLARS (\$1,000,000.00)**; 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 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 612 Communipaw LLC as redeveloper of the Property.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Redevelopment Agreement and Purchase and Sale 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.

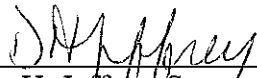
Section 4. (a) The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Redevelopment Agreement and Purchase and Sale Agreement, along with any other necessary documents and/or agreements, between the Redeveloper and/or the Agency and/or 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 Chair, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Redevelopment Agreement 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 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 October 18, 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	✓			

SEE SHEET 184

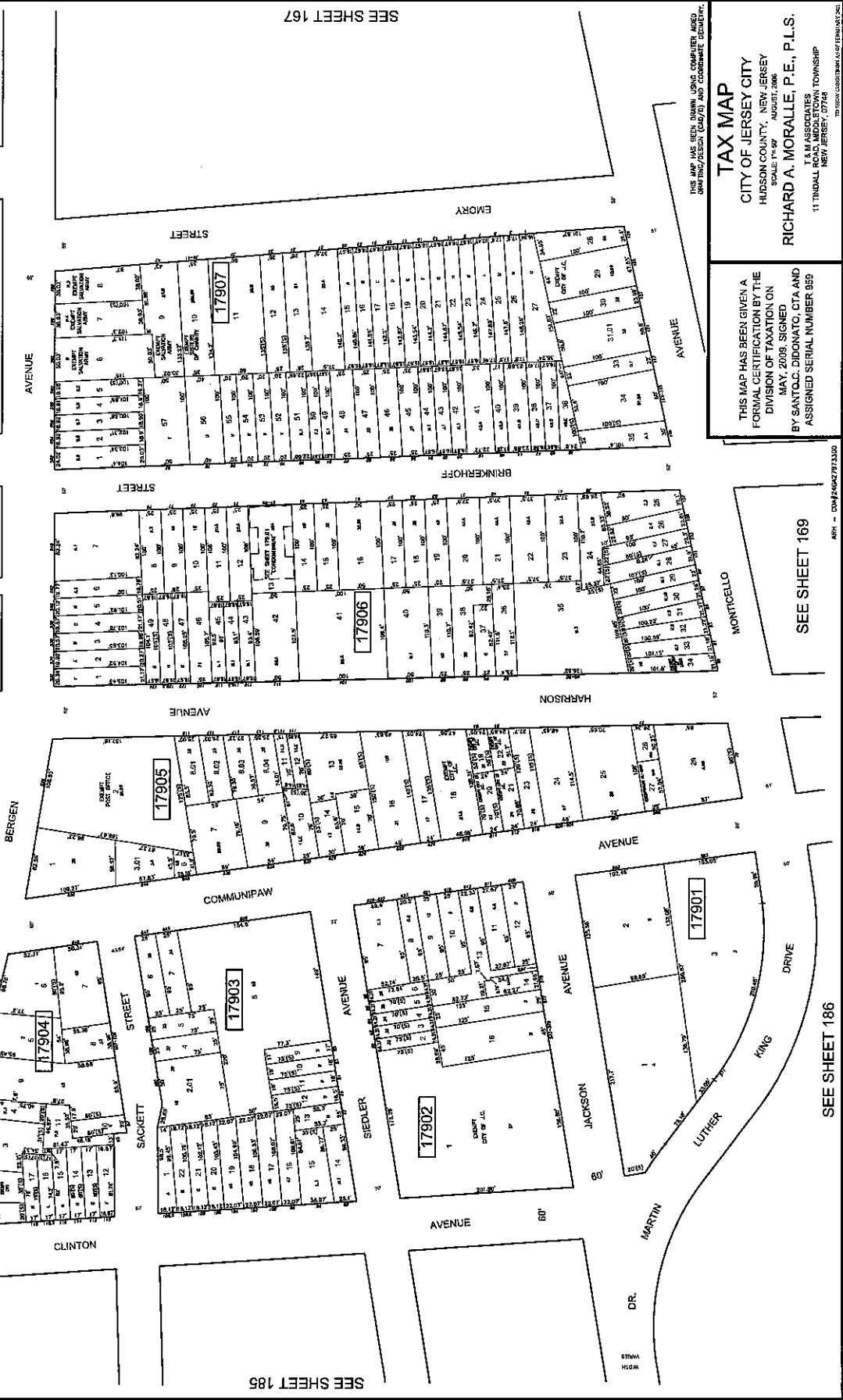
SEE SHEET 178

WELSH LANE

BENTLEY AVENUE

GIFFORD AVENUE

REVISIONS			
DATE	BY	REASON	LOT
07/20/13	CHURCH & ASSOCIATES	17901	31.01
07/20/13	CHURCH & ASSOCIATES	17902	25.1
07/20/13	CHURCH & ASSOCIATES	17903	25.1



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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 50'
AUGUST, 2008
RICHARD A. MORALE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL
NEW JERSEY 07744
TOWNSHIP

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

THIS MAP 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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 612 COMMUNIPAW LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 17905, LOTS 18-22, COMMONLY KNOWN AS 612-616 COMMUNIPAW AVENUE AND 91-93 HARRISON AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") 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, in accordance with the Redevelopment Law, the City designated that certain area known as the Jackson Hill Redevelopment Area (the "**Redevelopment Area**") and enacted a redevelopment plan entitled the "Jackson Hill Redevelopment Plan" in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, 612 Communipaw LLC (the "**Redeveloper**") proposes to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 17905, Lots 18, 19, 20, 21, and 22, commonly known as 612-616 Communipaw Avenue and 91-93 Harrison Avenue (collectively, the "**Property**") in accordance with the Redevelopment Plan; and

WHEREAS, the Redeveloper proposes to redevelop the Property by developing, financing and constructing thereon a six (6) story mixed-use building containing fifty-nine (59) dwelling units, of which ten percent (10%) or five (5) of which shall be Affordable Housing Units (as defined herein), and tenant amenities; twenty (20) parking spaces; approximately 12,249 square feet of ground floor commercial space, together with infrastructure improvements as may be detailed in the terms of any site plan approval with respect to the Property (collectively, the "**Project**"); and

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

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

WHEREAS, the Agency further wishes to enter into a funding agreement with the proposed Redeveloper (the "**Funding Agreement**"), substantially in the form on file with the Agency, to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities,

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

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

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

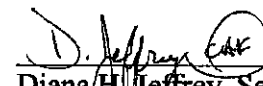
Section 3. 612 Communipaw LLC is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on November 30, unless extended for up to two (2) additional periods of no more than thirty (30) days each by the Executive Director in her sole discretion, *provided, however*, that designation of Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 4. If, by November 30, 2022 or such later date as established by the Executive Director in accordance with Section 3 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of 612 Communipaw LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 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 DESIGNATING STYLES HOUSE, INC. AS REDEVELOPER IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 18503, LOT 33, COMMONLY KNOWN AS 26 SEIDLER STREET, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) 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, in accordance with the Redevelopment Law, the City designated that certain area known as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Jackson Hill Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Styles House, Inc. (the “**Redeveloper**”) proposes to redevelop, certain abandoned property within the Redevelopment Area identified on the official tax maps of the City as Block 18503, Lot 33, commonly known as 26 Seidler Avenue (the “**Property**”); and

WHEREAS, the Redeveloper proposes to redevelop the Property by creating two offices for intake and services, a breakout room, a living room and eat in kitchen on the first floor with seven bedrooms, five bathrooms, and a small media room on the second floor (collectively, the “**Project**”); and

WHEREAS, the Redeveloper also proposes bike racks, high speed internet and Americans with Disabilities Act (“**ADA**”) Compliance as part of its redevelopment of the Property; and

WHEREAS, the Redeveloper is a non-profit whose main objective is to provide residents with stable housing who are in danger of facing homelessness; and

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. Styles House, Inc. is hereby conditionally designated as the Redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on April 30, 2023, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion

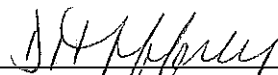
Section 3. If, by April 30, 2023 or such later date as established by the Executive Director in accordance with Section 3 hereof, the Agency and the Redeveloper have not executed

a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 18, 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 DESIGNATING 558 COMMUNIPAW, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 18602, LOT 8, COMMONLY KNOWN AS 558 COMMUNIPAW AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

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

WHEREAS, the Agency owns the real property commonly known as 558 Communipaw Avenue and designated as Block 18602, Lot 8 on the tax maps of the City (the “**Property**”); and

WHEREAS, 558 Communipaw, LLC (the “**Redeveloper**”) possesses the skills and expertise to develop a five (5) story building with one (1) retail unit on the ground floor and twenty (20) residential units (5 per floor) on the second through fifth floors (collectively, the “**Project**”); and

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

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

WHEREAS, the Agency further wishes to enter into a funding agreement with the proposed Redeveloper (the “**Funding Agreement**”), substantially in the form on file with the Agency, to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency’s costs and expenses incurred in undertaking the Pre-Development Activities,

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

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

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

Section 3. 558 Communipaw, LLC is hereby conditionally designated as the Redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on October 31, 2023, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion.

Section 4. If, by October 31, 2023, or such later date as established by the Executive Director in accordance with Section 3 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 18, 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 and/or an affiliate of 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 mutually agreeable between the City and the Redeveloper; 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.

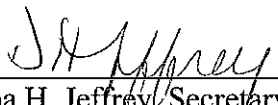
Section 2. The Board of Commissioners hereby authorizes the Second Amendment to the Redevelopment Agreement as set forth herein.

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 October 18, 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 CONTRACT NO. 22-10-RN15 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC., FOR ENVIRONMENTAL CONSULTING SERVICES AT PROPERTY IDENTIFIED AS 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 environmental consulting services including a Preliminary Assessment, Geophysical Investigation and other review and inspection services at the Pathside Building (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, in accordance with the *N.J.S.A. 40A:11-5(1)(a)(i)*, the Services are professional services exempt from public bidding; and

WHEREAS, Brownfield Redevelopment Solutions, Inc. (“**BRS**”) submitted a proposal to the Agency to provide the Services (the “**Proposal**”), a copy of which is on file with the Agency; and

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

WHEREAS, the Agency desires to enter into a contract with BRS (the “**Contract**”) to perform the Services as outlined in the Proposal for an amount not to exceed Twenty-Nine Thousand Six Hundred Dollars (\$29,600.00), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency certifies that the Contract for the Services will be funded with grand proceeds from the Environmental Protection Agency or from funds available to the Agency.

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 Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with BRS to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the agreement, whichever is earlier, payable at the rates set forth in the Proposal, for a total amount not to Twenty-Nine Thousand Six Hundred Dollars (\$29,600.00), subject to the terms and conditions set forth in the Agency’s form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

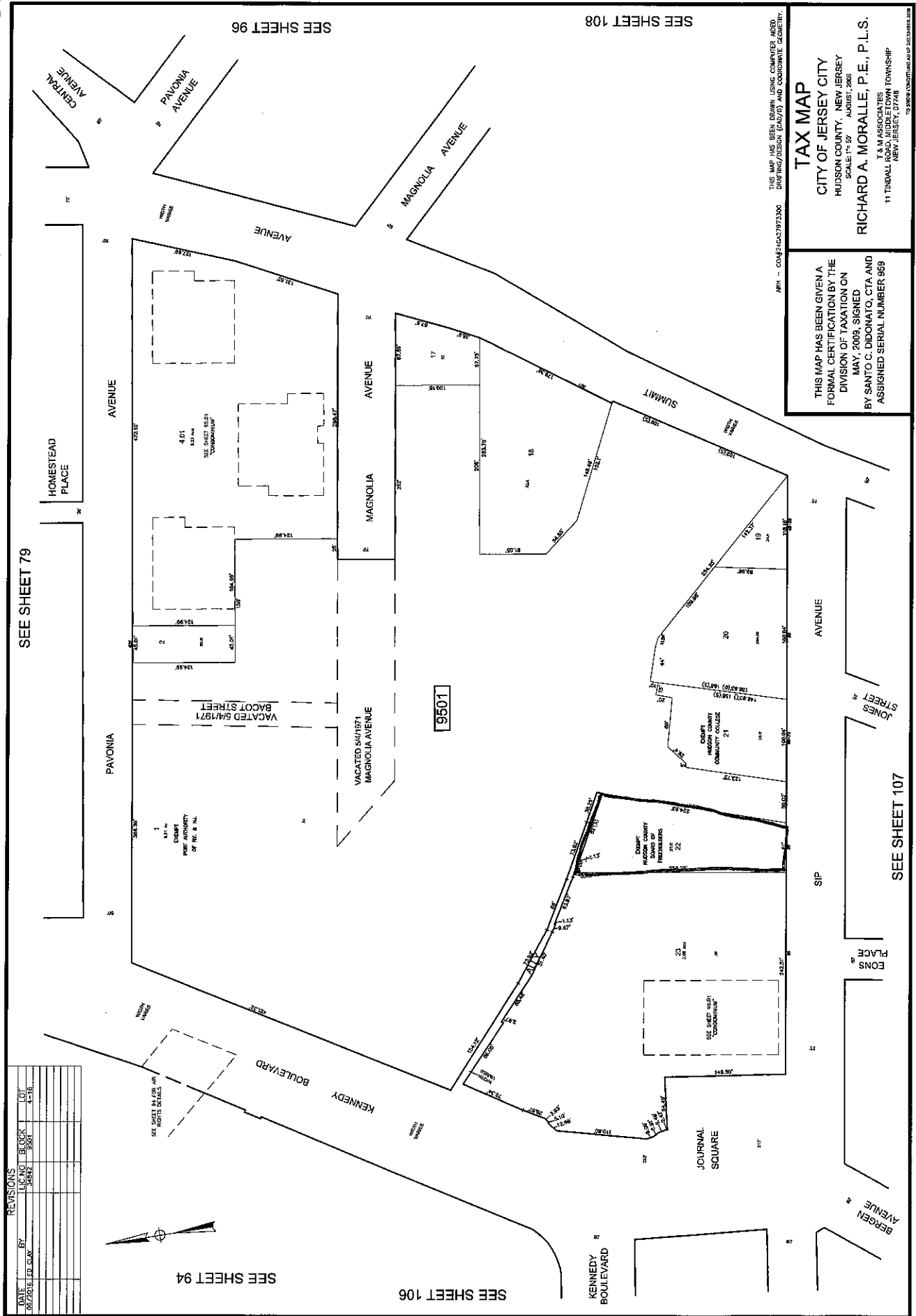
Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

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 October 18, 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 PURSUANT TO N.J.S.A. 40A:11-6 WITH MASSIE CONSTRUCTION FOR THE EXECUTION OF INVESTIGATIVE PROBES AT PROPERTY IDENTIFIED AS 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, the Agency has been advised by its professionals that it needs to execute investigative probes at the Pathside Building in order to determine the structural soundness and integrity of the interior, exterior and basement of the Pathside Building (the “**Services**”); and

WHEREAS, the Agency notified its purchasing agent that an emergency condition existed at the Pathside Building requiring immediate action in order to promote public health, safety and welfare, and prepared a certification of emergency, a copy of which is on file with the Agency; 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 emergency contracts; and

WHEREAS, it is necessary to award an emergency contract for the Services in accordance with *N.J.S.A. 40A:11-6*; and

WHEREAS, Massie Construction ("Massie") submitted a quote to the Agency to provide the Services (the "Quote"), a copy of which is on file with the Agency; and

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

WHEREAS, the Agency desires approval by the Board of Commissioners to enter into an emergency contract with Massie (the "Contract") to perform the Services as outlined in the Quote for an amount not to exceed Eighty-Nine Thousand Two Hundred Dollars and Ninety-Two Cents (\$89,200.92), 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 Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the emergency Contract with Massie 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 Eighty-Nine Thousand Two Hundred Dollars and Ninety-Two Cents (\$89,200.92), 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. Massie is hereby authorized to perform the emergency services only at and in connection with the Pathside Building.

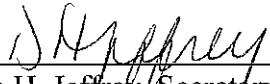
Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute any and all other documents necessary to effectuate this emergency Resolution, in consultation with counsel and in accordance with the LPCL.

Section 4. The award of the emergency contract authorized herein shall be subject to the condition that Massie provide satisfactory evidence of compliance with the Affirmative Action Amendments to the Law Against Discrimination, *N.J.S.A.10:5-31 et seq.*

Section 5. Upon certification by an official or employee of the Agency authorized to attest that Massie has complied with the specifications in all respects, and the requirements of the emergency contract met, then payment to Massie shall be made in accordance with the provisions of the Local Fiscal Affairs Law, *N.J.S.A. 40A:5-1 et seq.*

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 18, 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 REDEVELOPMENT AGREEMENT WITH 30 JOURNAL SQUARE PARTNERS LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 10702, LOTS 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, COMMONLY KNOWN AS 30 JOURNAL SQUARE, 3-23 ENOS PLACE AND 122-130 NEWKIRK STREET, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

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

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

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

WHEREAS, 30 Journal Square Partners LLC (the “**Redeveloper**”) proposes to construct (i) a sixty-eight (68) story mixed-use tower containing 15,107 square feet of ground floor commercial retail space, sixty (60) floors (784,278 square feet) of residential space with 745 residential units, three (3) floors of residential amenity space, and four (4) floors of parking containing 372 valet only parking spaces; (ii) a public plaza of approximately 12,116 square feet; and (iii) a promenade flanked on each side by one-story green-roofed retail buildings, and to preserve the existing Jersey Journal building façade facing Sip Avenue, together with certain other on- and off-site improvements (collectively the “**Project**”),

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

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 30 Journal Square Partners LLC as redeveloper of the Property.

Section 3. The Chair, 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 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. 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 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 October 18, 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	✓			

Item #13

Withdrawn

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE AGREEMENT WITH SARAH'S DAUGHTERS FOR PROPERTY IDENTIFIED AS BLOCK 16901, LOT 17, COMMONLY KNOWN AS 51 CRESCENT AVENUE, WITHIN THE SCATTER SITE REDEVELOPMENT AREA

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

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

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

WHEREAS, the Agency owns property identified as Block 16901, Lot 17 on the official tax maps of the City, commonly known as 51 Crescent Avenue (the "**Property**"); and

WHEREAS, Sarah's Daughters Domestic Violence Awareness A NJ Nonprofit Corporation ("**Sarah's Daughter**") is a non-profit entity that provides counseling, mentoring, advocacy, and referrals for social services and housing for women and families involved in domestic violence; and

WHEREAS, the Agency wishes to enter into a lease agreement (the "**Lease Agreement**") with Sarah's Daughter for the use of the Property for nominal consideration for a period commencing on November 1, 2022 and expiring on October 31, 2023,

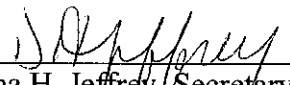
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The Agency's Executive Director is hereby authorized and directed to negotiate and execute a Lease Agreement with Sarah's Daughter on the terms set forth herein.

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.


Diana H. Jeffrey, Secretary

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 October 18, 2022.

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

RESO. 20-10-15

2023 AGENCY BUDGET RESOLUTION

Jersey City Redevelopment Agency

FISCAL YEAR: January 01, 2023 to December 31, 2023

WHEREAS, the Annual Budget for Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2023 at its open public meeting of October 18, 2022; and at its open public meeting of October 18, 2022; and at its open public meeting of October 18, 2022; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$3,641,711.80, Total Appropriations including any Accumulated Deficit, if any, of \$3,414,712.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$15,500,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

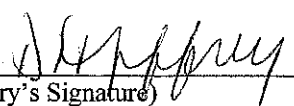
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Agency, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Agency's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing for the purposes described in this section of the budget must be granted elsewhere; by agreement or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held on October 18, 2022 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2023 and ending December 31, 2023, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Agency's outstanding debt obligations; and

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for Adoption on November 22nd, 2022.


(Secretary's Signature)

10/18/22
(Date)

Reso. 20-10-15

<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 ADOPTING A CASH
MANAGEMENT PLAN**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") has been duly created by ordinance of the City of Jersey City and exists in good standing as a public body corporate and politic under and pursuant to all applicable law, including the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*; and

WHEREAS, under applicable law, including *N.J.S.A. 40A:5-14* of the Local Fiscal Affairs Law, the Agency must adopt a cash management plan on an annual basis relating to the deposit and investment of funds of the Agency; and

WHEREAS, the Agency's Chief Financial Officer has prepared a form of cash management plan for the Agency's consideration,

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

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

Section 2. The Agency hereby designates the cash management plan attached hereto as **Exhibit A** as the official cash management plan for the Agency.

Section 3. A copy of this resolution shall be available for public inspection at the offices of the Agency.

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 October 18, 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	✓			

EXHIBIT A
CASH MANAGEMENT PLAN

JERSEY CITY REDEVELOPMENT AGENCY
CASH MANAGEMENT POLICY

Pursuant to N.J.S.A. 40A:5-14, the Jersey City Redevelopment Agency's Cash Management Policy or Philosophy for selecting and evaluating investment instruments shall:

- 1) Consider preservation of capital, by ensuring that the principal invested is safe and secure.
- 2) Consider liquidity, by ensuring that the security can readily be converted to cash.
- 3) Consider current and historical investment returns, by comparing and examining such returns.
- 4) Consider diversification, by spreading investment principal among a number of investment instruments.
- 5) Consider maturity requirements, by timing the maturity of the investment to match the need for cash.
- 6) Consider costs and fees; by analyzing the expenses associated with buying, storing and redeeming investment instruments.
- 7) Be based on a cash flow analysis prepared by the Chief Financial Officer and be commensurate with the nature and size of the funds held by the Jersey City Redevelopment Agency.
- 8) Be made on a competitive basis insofar as practicable.

Pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency may use moneys which may be in hand for the purchase of the following types of securities which, if suitable for registry, may be registered in the name of the Jersey City Redevelopment Agency.

- 1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
- 2) Government money market mutual funds.
- 3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other external factor.
- 4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which the local unit is a part or within which the school district is located.
- 5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Investment of the Department of the Treasury for investment by local units.

- 6) Local government investment pools.
- 7) Deposits with the State of New Jersey Cash Management Fund,
- 8) Agreements for the repurchase of fully collateralized securities, if:
 - a) the underlying securities are permitted investments pursuant to N.J.S.A. 40A:5- 15.1;
 - b) the custody of collateral is transferred to a third party;
 - c) the maturity of the agreement is not more than 30 days;
 - d) the underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Protection Act (GUDPA);
 - e) a master repurchase agreement providing for the custody and security of collateral is executed.

Also pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency will also abide by the following investment guidelines:

- 1) Any investment instruments in which the security is not physically held by the local unit shall be covered by a third party custodial agreement which shall provide for the designation of such investments in the name of the local unit and prevent unauthorized use of such investments.
- 2) Purchase of investment securities shall be executed by the "delivery versus payment" method to ensure that securities are either received by the local unit or a third party custodian prior to or upon the release of the local unit's funds.
- 3) Any investments not purchased and redeemed directly from the issuer, government money market mutual fund, local government investment pool, or the State of New Jersey Cash Management Fund, shall be purchased and redeemed through the use of a national or State bank located within this State or through a broker-dealer which, at the time of purchase or redemption, has been registered continuously for a period of at least two years pursuant to section 9 of P.L. 1967, c.93 (C.49:3-56) and has at least \$25 million in capital stock (or equivalent capitalization if not a corporation), surplus reserves for contingencies and undivided profits, or through a securities dealer who makes primary markets in U.S. Government securities and reports daily to the Federal Reserve Bank of New York its position in and borrowing on such U.S. Government securities,
- 4) When the Agency's Cash Management Plan permits investments for more than one (1) year, the investment must approximate the prospective use of the funds. This primarily relates to U.S. Securities and local bond issue purchase.

With the above Cash Management Policy in mind, the Agency's Cash Management Plan is indicated by the following designations of approved depositories and investment instruments.

As per the Cash Management Plan of the Jersey City Redevelopment Agency, the Agency hereby designates the following entities as GUDPA approved depository banks:

- Bank of America, N.A.
- BCB Community Bank
- Capital One Bank
- Investors Bank
- JP Morgan Chase Bank
- Provident Savings Bank
- Kearny Bank
- TD Bank, NA

NOTE: All of the investment instruments permitted by N.J.S.A. 40A:5-15.1 can be purchased through the Agency's (GUDPA) banks with the possible exception of Government Money Market Funds, which would require broker/dealers.

The approved investment instruments selected by the Jersey City Redevelopment Agency are:

- 1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
- 2) Government money market funds.
- 3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependable on any index or other external factor.
- 4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which The local unit is a part of within which the school district is located,
- 5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Department of Treasury, Division of Investment.
- 6) Local government investment pools, such as New Jersey Class, and the New Jersey Arbitrage Rebate Management Program.
- 7) Deposits with the State of New Jersey Cash Management Fund.
- 8) Repurchase agreements of fully collateralized securities, if:
 - a) The underlying securities are permitted investments pursuant to N.J.S.A. 40A:5-15.1;
 - b) The custody of the collateral is transferred to a third party;
 - c) The maturity of the agreement is not more than 30 days;

- d) The underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Projection Act (GUDPA).
- e) A master repurchase agreement providing for the custody and security of the collateral is executed.

The approved designation of any Government Money Market Funds are:

NOTE: The purchase of Government Money Market Funds requires the use of broker/dealers.

The Agency's Cash Management Plan is further guided by the following principles of investment and risk:

- Although many factors will contribute to the Agency's policy for selecting and evaluating investment instruments, the Agency recognizes that the security of such interest comes first, followed by liquidity, and then yield.
- Funds shall be managed to meet the Agency's cash flow needs; namely asset maturity decisions will be guided by cash flow factors.
- Careful attention to investment fee structure must be paid: for example, the fees for getting in and out of investments will be considered. Additionally, when investing in government money market funds, load fees (fees up front) and no-load fees (fee is covered as part of the yield) must be distinguished.
- The Agency will acknowledge the notion that "past performance is not a guarantee of future results" when gauging the potential success of its investments. Namely, since government money market funds are required to be rated, the Agency will study such ratings. The Agency will assess the performance of such funds, paying strict attention to their historical expenses, and the experience of their managers.
- The Agency will use the New Jersey Cash Management Fund as a benchmark for comparing the performance of government money market funds and Local Government Investment Pools. Since the New Jersey Cash Management Fund has a wider variety of investments available to it than government money market funds and Local Government Investment Pools, it can be used as a reliable indicator of market performance.
- If solicited by financial advisors to assist the Agency in its investment decisions, the Agency shall (a) be prudent in taking their advice; (b) consider what they are selling; (c) establish how they will profit from the investment; (d) ascertain exactly what their fees are; (e) be aware of "churning" (generation of excess fees by moving from investment to investment).

- The Agency will completely understand all financial products purchased, namely, how the product is priced, the effect or interest rate changes on the value of the product and the liquidity of the product.
- The Agency will consult with Counsel whenever there is a question regarding the legal status of an investment instrument. The Agency will purchase certificate of deposits or repurchase agreements from broker/dealers (including bank related ones) since they are not permitted depositories of funds.
- If necessary, the Agency will consult with GPOA publications on investment practices and with the Bureau of Securities when it comes to ensuring that investment advisors, or broker/dealers and agents of broker/dealers are registered.

General Cash Management Principles that the Agency's Cash Management Plan shall adhere to are:

- All moneys turned over to the Treasurer shall be deposited within forty-eight (48) hours in accordance with N.J.S.A.40A:5-15.
- The Chief Financial Officer, shall minimize the possibility of idle cash accumulating in accounts by assuring that all amounts in excess of negotiated compensating balances (if applicable) are kept in interest bearing accounts or promptly swept into the investment portfolio.
- Cash may be withdrawn from investment pools under the discretion of the Chief Financial Officer to fund operations, and/or meet cash flow needs.
- The method of calculating banking fees and compensating balances (if applicable) shall be documented to the Board of Commissioners at least annually.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT 22-10-JL1 WITH
WIELKOTZ & COMPANY, LLC TO PROVIDE PROFESSIONAL
ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS**

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is a public body established by the City of Jersey City (the “**City**”) pursuant to 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, in furtherance of the goals and objectives of the Redevelopment Law, the Agency routinely requires accounting and financial services (as further defined herein, the “**Financial Services**”); and

WHEREAS, the Financial Services include (i) acting as the Agency’s Chief Financial Officer (the “**CFO Services**”); (ii) performance of Financial Services separate and apart from those rendered as Chief Financial Officer for special projects (the “**Additional Financial Services**”); and (iii) performance of additional financial services specifically in connection with the Bayfront I Redevelopment Area (the “**Bayfront Financial Services**”); and

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

WHEREAS, Wielkocz & Company, LLC (“**Wielkocz**”) submitted a proposal to the Agency dated October 6, 2021 (the “**Proposal**”), to provide the Financial Services; and

WHEREAS, Wielkocz possesses the skills and expertise to provide the Financial Services; and

WHEREAS, the Agency desires to enter into a professional services contract with Wielkocz (the “**Contract**”) to provide the Financial Services for a term not to exceed one (1) year to commence on September 30, 2022 and expire on September 30, 2023, for an amount not to exceed: (i) Seven Thousand Five Hundred Dollars (\$7,500.00) per month for the CFO Services, for a total aggregate amount not to exceed Ninety Thousand Dollars; (ii) a total aggregate amount not to exceed Thirty Five Thousand (\$35,000.00) for the Additional Financial Services; and (iii) a total aggregate amount not to exceed Thirty Five Thousand (\$35,000.00) for the Bayfront Financial Services, all of which shall be payable in accordance with the rates and terms set forth in the Proposal; and

WHEREAS, Wielkocz 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 Wielkocz from making any reportable contributions through the term of the Contract; and

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

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

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

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

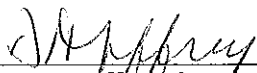
Section 2. The Board of Commissioners hereby awards the Contract for the Financial Services to Wielkotz for a term not to exceed one (1) year to commence on September 30, 2022 and expire on September 30, 2023 for an amount not to exceed One Hundred Sixty Thousand Dollars (\$160,000.00), which shall consist of: (i) Seven Thousand Five Hundred Dollars (\$7,500.00) per month for the CFO Services, for a total aggregate amount not to exceed Ninety Thousand Dollars; (ii) a total aggregate amount not to exceed Thirty Five Thousand (\$35,000.00) for the Additional Financial Services; and (iii) a total aggregate amount not to exceed Thirty Five Thousand (\$35,000.00) for the Bayfront Financial Services, all of which shall be payable in accordance with the rates and terms set forth in the Proposal, and all in accordance with the terms and conditions set forth in the Agency's form professional services agreement.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the professional services agreement authorized herein, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 5. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 18, 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
OCTOBER 18, 2022**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of October 18, 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 October 18, 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 October 18, 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	✓			

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 LLC	10/18/2022	9/19/2022	50	Scaffold Services at 84 Sip Avenue -September	\$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
AFLAC								
AFLAC	10/18/2022	10/1/2022	October 2022	Employee Deductions per Payroll - October	\$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.	10/18/2022	7/29/2022	4259788- Revised	Legal Services - PICA Bates Sub-Redeveloper	\$472.50	\$0.00		\$472.50
ARCHER & GREINER, P.C.	10/18/2022	9/7/2022	4264200	Legal Services-342 Johnston Ave.	\$845.00	\$0.00		\$845.00
ARCHER & GREINER, P.C.	10/18/2022	9/7/2022	4264139	Legal Services - 118-128 Monitor Street	\$7,377.50	\$0.00		\$7,377.50
ARCHER & GREINER, P.C.	10/18/2022	9/7/2022	4264121	Legal Services- 61-63 Sip Avenue	\$2,567.50	\$0.00		\$2,567.50
ARCHER & GREINER, P.C.	10/18/2022	9/7/2022	4264130	Legal Services -326- 330 MLK Redevelopmen	\$437.50	\$0.00		\$437.50
				Totals for ARCHER & GREINER, P.C.: 5 Invoice(s) listed.	\$11,700.00	\$0.00		\$11,700.00
Brantley Bros. Moving & Storage Co., Inc.								
Brantley Bros. Moving & Storage Co., I	10/18/2022	9/26/2022	55005	Relocate Cabinets at Loew's Theater	\$2,820.00	\$0.00		\$2,820.00
				Totals for Brantley Bros. Moving & Storage Co., Inc.: 1 Invoice(s) listed.	\$2,820.00	\$0.00		\$2,820.00
BROWN - BROWN METRO INC.								
BROWN - BROWN METRO INC.	10/18/2022	10/4/2022	222727	Insurance Renewal 2022 - 2023 Crime Renewi	\$1,195.00	\$0.00		\$1,195.00
				Totals for BROWN - BROWN METRO INC.: 1 Invoice(s) listed.	\$1,195.00	\$0.00		\$1,195.00
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	10/18/2022	8/31/2022	6048	Oversight & Mgmt Services for EPA Hazardo	\$155.00	\$0.00		\$155.00
BROWNFIELD REDEVELOPMENT S	10/18/2022	8/31/2022	6049	Morris Canal - Greenway EPA Multipurpose C	\$956.25	\$0.00		\$956.25
BROWNFIELD REDEVELOPMENT S	10/18/2022	8/31/2022	6051	Oversight & Mgmt Services for EPA Revoluti	\$220.00	\$0.00		\$220.00
BROWNFIELD REDEVELOPMENT S	10/18/2022	8/31/2022	6252	Oversight & Mgmt Services - Misc Non-Gran	\$485.00	\$0.00		\$485.00
BROWNFIELD REDEVELOPMENT S	10/18/2022	8/31/2022	6050	Oversight & Mgmt Services for EPA Petro. A	\$155.00	\$0.00		\$155.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: 5 Invoice(s) listed.	\$1,971.25	\$0.00		\$1,971.25
CASH								
CASH	10/18/2022	10/1/2022	Cash	Petty Cash Replenishment	\$270.23	\$0.00		\$270.23

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
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	10/18/2022	9/27/2022	INV168527791	Expense Reimbursement - Zoom	\$91.47	\$0.00		\$91.47
				Totals for CHRISTOPHER FIORE: 1 invoice(s) listed.	\$91.47	\$0.00		\$91.47
COMCAST								
COMCAST	10/18/2022	10/9/2022	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$217.09	\$0.00		\$217.09
COMCAST	10/18/2022	9/26/2022	8499 05 354 4361702	Business Internet and Cable - 39 Kearney Ave	\$489.99	\$0.00		\$489.99
				Totals for COMCAST: 2 invoice(s) listed.	\$707.08	\$0.00		\$707.08
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	10/18/2022	10/1/2022	Oct-22	Monthly Maintenance Fee October	\$161.84	\$0.00		\$161.84
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$161.84	\$0.00		\$161.84
DELTA STORAGE								
DELTA STORAGE	10/18/2022	10/1/2022	Nov. 2022	Storage Unit- Size: 10x30, Unit#1001	\$980.00	\$0.00		\$980.00
DELTA STORAGE	10/18/2022	10/1/2022	Nov. 2022	Storage Unit - Size: 10x30, Unit #: 1172	\$938.00	\$0.00		\$938.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$1,918.00	\$0.00		\$1,918.00
DIANA JEFFREY								
DIANA JEFFREY	10/18/2022	10/6/2022	October 2022	Employee Reimbursement- Dental	\$264.00	\$0.00		\$264.00
DIANA JEFFREY	10/18/2022	9/30/2022	September 2022	Employee Reimbursement- Travel NJ Conf. A	\$453.36	\$0.00		\$453.36
				Totals for DIANA JEFFREY: 2 invoice(s) listed.	\$717.36	\$0.00		\$717.36
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	10/18/2022	9/30/2022	14260	Professional Services - Construction Advisor	\$14,897.00	\$0.00		\$14,897.00
				Totals for Economic Project Solutions, Inc.: 1 invoice(s) listed.	\$14,897.00	\$0.00		\$14,897.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	10/18/2022	9/13/2022	295716	Recording Fee -DEED- 136 & 144 Halladay S	\$33.00	\$0.00		\$33.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MATRIX NEW WORLD ENGINEERING	10/18/2022	9/2/2022	38373	Professional Services - Mold Related - 25 Path	\$4,351.38	\$0.00		\$4,351.38
Totals for MATRIX NEW WORLD ENGINEERING PC: 1 invoice(s) listed.					\$4,351.38	\$0.00		\$4,351.38
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	196973	Legal Services - Loev's Theater	\$7,074.28	\$0.00		\$7,074.28
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	196979	Legal Services - Liberty Science Center	\$2,795.00	\$0.00		\$2,795.00
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	196980	Legal Services - 125 Monitor Street	\$11,502.71	\$0.00		\$11,502.71
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	196955	Legal Services - Hampshire	\$2,860.00	\$0.00		\$2,860.00
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	196998	Legal Services - 701 Newark Avenue	\$4,517.50	\$0.00		\$4,517.50
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	196999	Legal Services - 975 Garfield Avenue	\$1,945.50	\$0.00		\$1,945.50
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197001	Legal Services - 550 Johnston Avenue	\$1,462.50	\$0.00		\$1,462.50
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197004	Legal Services - 30 Journal Square	\$1,215.00	\$0.00		\$1,215.00
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197007	Legal Services - General Counsel	\$9,148.88	\$0.00		\$9,148.88
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197010	Legal Services - 8 Erie St Litigation	\$1,577.10	\$0.00		\$1,577.10
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197016	Legal Services - 367 10th Street 360 9th Street	\$1,755.00	\$0.00		\$1,755.00
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197017	Legal Services - 311 Washington Condos	\$367.50	\$0.00		\$367.50
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197018	Legal Services - 417 Communipaw	\$3,412.50	\$0.00		\$3,412.50
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197022	Legal Services - 51 Crescent Avenue	\$1,072.50	\$0.00		\$1,072.50
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197023	Legal Services - Commercial Street	\$3,926.50	\$0.00		\$3,926.50
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197030	Legal Services - 408-420 Communipaw Avenut	\$2,607.50	\$0.00		\$2,607.50
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197037	Legal Services - Wondor Bagel Lease	\$2,205.00	\$0.00		\$2,205.00
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197040	Legal Services - Port Liberte Apartments	\$1,870.00	\$0.00		\$1,870.00
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197043	Legal Services - 723 Grand Urban League	\$1,855.00	\$0.00		\$1,855.00
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197045	Legal Services - 168 Sip/ Claremont	\$3,185.00	\$0.00		\$3,185.00
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197046	Legal Services - Courthouse Park RFP	\$1,350.00	\$0.00		\$1,350.00
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	197047	Legal Services - 808 Pavonia - KRE/Silverstei	\$18,365.88	\$0.00		\$18,365.88
MCMANIMON, SCOTLAND & BAU	10/18/2022	9/19/2022	196983	Legal Services- 25 Pathside	\$17,969.38	\$0.00		\$17,969.38
MCMANIMON, SCOTLAND & BAU	10/18/2022	8/24/2022	195491	Legal Services- 25 Pathside	\$11,042.20	\$0.00		\$11,042.20
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC: 24 invoice(s) listed.					\$115,082.43	\$0.00		\$115,082.43
METLIFE								
METLIFE	10/18/2022	10/1/2022	Nov. 2022	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	10/18/2022	10/1/2022	Nov. 2022	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
Totals for METLIFE: 2 invoice(s) listed.					\$150.00	\$0.00		\$150.00
Mobile Mini Solutions								
Mobile Mini Solutions	10/18/2022	9/20/2022	9015302669	40' Standard Tri Cam Storage Container- Loev	\$449.28	\$0.00		\$449.28
Mobile Mini Solutions	10/18/2022	10/4/2022	9015454331	40' Standard Tri Cam Storage Container- Loev	\$229.28	\$0.00		\$229.28
Mobile Mini Solutions	10/18/2022	10/4/2022	9015468091	40' Standard Tri Cam Storage Container- Loev	\$309.28	\$0.00		\$309.28
Mobile Mini Solutions	10/18/2022	10/4/2022	9015454332	40' Standard Tri Cam Storage Container- Loev	\$229.28	\$0.00		\$229.28

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Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Mobile Mini Solutions	10/18/2022	10/4/2022	9015454333	40' Standard Tri Cam Storage Container- Loew	\$229.28	\$0.00		\$229.28
Mobile Mini Solutions	10/18/2022	10/4/2022	9015468092	40' Standard Tri Cam Storage Container- Loew	\$309.28	\$0.00		\$309.28
				Totals for Mobile Mini Solutions:	\$1,755.68	\$0.00		\$1,755.68
				6 Invoice(s) listed.				
New Jersey Dept. of Environmental Protection								
New Jersey Dept. of Environmental Protection	10/18/2022	9/13/2022	221754550	Annual Site Remediation Fee- Berry Lane	\$11,875.00	\$0.00		\$11,875.00
				Totals for New Jersey Dept. of Environmental Protection:	\$11,875.00	\$0.00		\$11,875.00
				1 Invoice(s) listed.				
NEW JERSEY REALTY ADVISORY GRO								
NEW JERSEY REALTY ADVISORY G	10/18/2022	9/15/2022	2165	Appraisal Services - 142 Hallady Street	\$2,000.00	\$0.00		\$2,000.00
NEW JERSEY REALTY ADVISORY G	10/18/2022	9/13/2022	2160	Appraisal Services - 107-111 Westside Ave.	\$2,800.00	\$0.00		\$2,800.00
				Totals for NEW JERSEY REALTY ADVISORY GRO:	\$4,800.00	\$0.00		\$4,800.00
				2 Invoice(s) listed.				
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	10/18/2022	8/31/2022	22499	Financial Advisory - Journal Square STD	\$840.00	\$0.00		\$840.00
NW FINANCIAL GROUP, LLC	10/18/2022	8/31/2022	29500	Financial Advisory - Loew's Theater	\$1,620.00	\$0.00		\$1,620.00
NW FINANCIAL GROUP, LLC	10/18/2022	7/31/2022	29402	Financial Advisory - Pathside	\$1,020.00	\$0.00		\$1,020.00
				Totals for NW FINANCIAL GROUP, LLC:	\$3,480.00	\$0.00		\$3,480.00
				3 Invoice(s) listed.				
OMA*AMO Architecture PC								
OMA*AMO Architecture PC	10/18/2022	8/2/2022	NJ0002	Programming and Concept Fee- Pathside	\$220,000.00	\$0.00		\$220,000.00
OMA*AMO Architecture PC	10/18/2022	8/1/2022	NJ00003	Services Fee- Travel 2/2022 -3/2022- Pathside	\$9,653.32	\$0.00		\$9,653.32
				Totals for OMA*AMO Architecture PC:	\$229,653.32	\$0.00		\$229,653.32
				2 Invoice(s) listed.				
Paratus Group								
Paratus Group	10/18/2022	9/30/2022	5120	Owner's Representative Services - 5/1/2022-4	\$28,000.00	\$0.00		\$28,000.00
				Totals for Paratus Group:	\$28,000.00	\$0.00		\$28,000.00
				1 Invoice(s) listed.				
Peter Waidor & Associates								
Peter Waidor & Associates	10/18/2022	10/11/2022	30994	Property Insurance - 2 Second St.	\$1,404.10	\$0.00		\$1,404.10
Peter Waidor & Associates	10/18/2022	10/11/2022	30995	Property Insurance - 350 Washington Ave.	\$51,889.00	\$0.00		\$51,889.00
				Totals for Peter Waidor & Associates:	\$53,293.10	\$0.00		\$53,293.10
				2 Invoice(s) listed.				

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Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$28.60	\$0.00		\$28.60
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$27.02	\$0.00		\$27.02
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-357-633-02	Gas & Electric - 292 MLK Dr - HSE	\$721.39	\$0.00		\$721.39
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$95.54	\$0.00		\$95.54
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$113.27	\$0.00		\$113.27
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$282.86	\$0.00		\$282.86
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$148.22	\$0.00		\$148.22
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$72.58	\$0.00		\$72.58
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$67.00	\$0.00		\$67.00
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$76.49	\$0.00		\$76.49
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$62.53	\$0.00		\$62.53
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$28.82	\$0.00		\$28.82
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$34.65	\$0.00		\$34.65
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/20/2022	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$67.72	\$0.00		\$67.72
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/21/2022	75-481-965-04	Gas & Electric - 51 Crescent Avenue - Fl 1	\$35.33	\$0.00		\$35.33
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/21/2022	75-491-378-03	Gas & Electric - 51 Crescent Avenue - Fl 2	\$36.04	\$0.00		\$36.04
PUBLIC SERVICE ELECTRIC & GAS	10/18/2022	9/14/2022	42-497-031-18	Gas & Electric - 25 Journal Square	\$713.09	\$0.00		\$713.09
Totals for PUBLIC SERVICE ELECTRIC & GAS:					\$2,631.15	\$0.00		\$2,631.15
17 invoice(s) listed.								
READY REFRESH								
READY REFRESH	10/18/2022	9/22/2022	Aug - Sept 2022	H/C Water dispenser	\$175.46	\$0.00		\$175.46
Totals for READY REFRESH:					\$175.46	\$0.00		\$175.46
1 invoice(s) listed.								
RICHARD N. CAMPISANO, ESQUIRE								
RICHARD N. CAMPISANO, ESQUIRE	10/18/2022	9/30/2022	Sept. 2022	Legal Services - Loeu's	\$2,640.00	\$0.00		\$2,640.00
Totals for RICHARD N. CAMPISANO, ESQUIRE:					\$2,640.00	\$0.00		\$2,640.00
1 invoice(s) listed.								
ROBERT NAPIORSKI								
ROBERT NAPIORSKI	10/18/2022	9/30/2022	September 2022	Reimbursement - Travel Housing Conference-	\$890.25	\$0.00		\$890.25
Totals for ROBERT NAPIORSKI:					\$890.25	\$0.00		\$890.25
1 invoice(s) listed.								
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	10/18/2022	9/13/2022	12820	One Time cleanup of excessive garbage- Chap	\$300.00	\$0.00		\$300.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-1	Lawn Maintenance & Trash Removal- 183 Dw	\$170.00	\$0.00		\$170.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-2	Lawn Maintenance & Trash Removal- 284 MI	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-3	Lawn Maintenance & Trash Removal - 174-1	\$650.00	\$0.00		\$650.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-4	Lawn Maintenance & Trash Removal - 292 M	\$360.00	\$0.00		\$360.00

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-6	Lawn Maintenance & Trash Removal- 326-3	\$480.00	\$0.00		\$480.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-7	Lawn Maintenance & Trash Removal- 408-4	\$340.00	\$0.00		\$340.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-8	Lawn Maintenance & Trash Removal- 199 Wc	\$190.00	\$0.00		\$190.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-10	Lawn Maintenance & Trash Removal- 665 Oc	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-11	Lawn Maintenance & Trash Removal - Manil	\$350.00	\$0.00		\$350.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-12	Lawn Maintenance & Trash Removal - 550 J	\$760.00	\$0.00		\$760.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-13	Lawn Maintenance & Trash Removal - 84 Stp	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-17	Lawn Maintenance & Trash Removal - 558 C	\$280.00	\$0.00		\$280.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-18	Lawn Maintenance & Trash Removal - 612-6	\$490.00	\$0.00		\$490.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-19	Lawn Maintenance & Trash Removal - 51 Ct	\$180.00	\$0.00		\$180.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-20	Lawn Maintenance & Trash Removal - 125 M	\$1,800.00	\$0.00		\$1,800.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-21	Lawn Maintenance & Trash Removal - 199 S	\$320.00	\$0.00		\$320.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-5	Lawn Maintenance & Trash Removal- 405-4	\$170.00	\$0.00		\$170.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-9	Lawn Maintenance & Trash Removal - 314 M	\$360.00	\$0.00		\$360.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-14	Lawn Maintenance & Trash Removal - 80 Ba	\$480.00	\$0.00		\$480.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-15	Lawn Maintenance & Trash Removal - 336-3	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	10/18/2022	9/29/2022	12853-16	Lawn Maintenance & Trash Removal - 1054 C	\$9,380.00	\$0.00		\$9,380.00
Totals for Silagy Contracting, LLC.: 22 invoice(s) listed.								
Sylvia Henry	10/18/2022	9/27/2022	October	Employee Reimbursement-Dental- Self	\$2,500.00	\$0.00		\$2,500.00
Totals for Sylvia Henry: 1 invoice(s) listed.					\$2,500.00	\$0.00		\$2,500.00
Thornton Tomasetti, Inc.	10/18/2022	9/10/2022	N22351.00-1	Professional Services- Patside	\$15,000.00	\$0.00		\$15,000.00
Totals for Thornton Tomasetti, Inc.: 1 invoice(s) listed.					\$15,000.00	\$0.00		\$15,000.00
TOSHIBA FINANCIAL SERVICES	10/18/2022	10/1/2022	Sept 2022	Payment for Copier Lease - Sept	\$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	10/18/2022	10/1/2022	September 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	10/18/2022	10/1/2022	Sept- Oct.	Agency Cell Phone Bill	\$500.00	\$0.00		\$500.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
VICTORIA BONNERS								
VICTORIA BONNERS	10/18/2022	9/30/2022	September 2022	Reimbursement - Travel Housing Conf. AC	\$509.10	\$0.00		\$509.10
				Totals for VICTORIA BONNERS:	\$509.10	\$0.00		\$509.10
				1 invoice(s) listed.				
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	10/18/2022	9/16/2022	232565958	Office Supplies	\$104.40	\$0.00		\$104.40
				Totals for W. B. MASON CO., INC.:	\$104.40	\$0.00		\$104.40
				1 invoice(s) listed.				
Wielkoiz & Company, LLC.								
Wielkoiz & Company, LLC.	10/18/2022	10/4/2022	22-00085-02643	CFO Accounting Services Rendered October:	\$7,500.00	\$0.00		\$7,500.00
				Totals for Wielkoiz & Company, LLC.:	\$7,500.00	\$0.00		\$7,500.00
				1 invoice(s) listed.				
WILLIAM J. GUARINI, INC.								
WILLIAM J. GUARINI, INC.	10/18/2022	9/16/2022	WO-04617	Replace & Return Water Meter- 51 Crescent A	\$400.00	\$0.00		\$400.00
WILLIAM J. GUARINI, INC.	10/18/2022	9/22/2022	WG07350	Shut off water & return meter at 204 Stegman	\$6,000.00	\$0.00		\$6,000.00
				Totals for WILLIAM J. GUARINI, INC.:	\$6,400.00	\$0.00		\$6,400.00
				2 invoice(s) listed.				
XEROX CORPORATION								
XEROX CORPORATION	10/18/2022	10/1/2022	August 2022	Meter Usage / Printer	\$193.45	\$0.00		\$193.45
				Totals for XEROX CORPORATION:	\$193.45	\$0.00		\$193.45
				1 invoice(s) listed.				
GRAND TOTALS:					\$618,658.37	\$0.00		\$618,658.37

Jersey City Redevelopment Agency Cash Requirements Report

- Report name: Invoice Due Today
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: Today (10/18/2022)
- 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	10/18/2022	9/13/2022	0312320	Engineering Services - Bayfront Redevelopment	\$11,070.25	\$0.00		\$11,070.25
CME ASSOCIATES	10/18/2022	9/27/2022	0313641	Engineering Services - Bayfront Redevelopment	\$8,400.00	\$0.00		\$8,400.00
CME ASSOCIATES	10/18/2022	10/11/2022	0314353	Engineering Services - Bayfront Redevelopment	\$7,288.00	\$0.00		\$7,288.00
				Totals for CME ASSOCIATES:	\$26,758.25	\$0.00		\$26,758.25
JOSEPH M. SANZARI, INC.								
JOSEPH M. SANZARI, INC.	10/18/2022	9/30/2022	Payment #16	Construction - Bayfront Redevelopment- Phase 1	\$224,493.97	\$0.00		\$224,493.97
				Totals for JOSEPH M. SANZARI, INC.:	\$224,493.97	\$0.00		\$224,493.97
MATRIX NEW WORLD ENGINEERING PC								
MATRIX NEW WORLD ENGINEERING PC	10/18/2022	9/6/2022	38391	Bulkhead Consulting Svcs - Bayfront	\$3,660.06	\$0.00		\$3,660.06
MATRIX NEW WORLD ENGINEERING PC	10/18/2022	10/10/2022	39048	Bulkhead Consulting Svcs - Bayfront	\$337.50	\$0.00		\$337.50
				Totals for MATRIX NEW WORLD ENGINEERING PC:	\$3,997.56	\$0.00		\$3,997.56
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN, LLC	10/18/2022	9/19/2022	196990	Legal Services - Bayfront/Honeywell	\$2,560.00	\$0.00		\$2,560.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$2,560.00	\$0.00		\$2,560.00
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	10/18/2022	8/31/2022	29498	Financial Advisory - Bayfront Redevelopment	\$1,860.00	\$0.00		\$1,860.00
				Totals for NW FINANCIAL GROUP, LLC:	\$1,860.00	\$0.00		\$1,860.00
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	10/18/2022	6/21/2022	77961.00.0-13	Architectural Services - Bayfront Redevelopment	\$49,218.71	\$0.00		\$49,218.71
Perkins Eastman Architects DPC	10/18/2022	9/20/2022	77960.03.0	Architectural Services - Bayfront Redevelopment	\$2,364.39	\$0.00		\$2,364.39
				Totals for Perkins Eastman Architects DPC:	\$51,583.10	\$0.00		\$51,583.10
POTOMAC-HUDSON ENVIRONMENTAL, INC.								
POTOMAC-HUDSON ENVIRONMENTAL, INC.	10/18/2022	9/14/2022	22.627.30	Environmental Services - Bayfront July 2022	\$5,266.99	\$0.00		\$5,266.99
				Totals for POTOMAC-HUDSON ENVIRONMENTAL, INC.:	\$5,266.99	\$0.00		\$5,266.99
Stock Development Group, Inc.								
Stock Development Group, Inc.	10/18/2022	9/15/2022	E-241	Monthly Management Services - Bayfront 5/	\$3,500.00	\$0.00		\$3,500.00
Stock Development Group, Inc.	10/18/2022	9/15/2022	E-242	Monthly Management Services - Bayfront 6/	\$2,875.00	\$0.00		\$2,875.00
Stock Development Group, Inc.	10/18/2022	9/15/2022	E-243	Monthly Management Services - Bayfront 7/	\$2,500.00	\$0.00		\$2,500.00
Stock Development Group, Inc.	10/18/2022	9/15/2022	E-244	Monthly Management Services - Bayfront 8/	\$3,125.00	\$0.00		\$3,125.00
				Totals for Stock Development Group, Inc.:	\$12,000.00	\$0.00		\$12,000.00
Wielkowitz & Company, LLC.								
Wielkowitz & Company, LLC.	10/18/2022	10/4/2022	22-00085-02628	CFO Accounting Services Rendered Bayfront	\$500.00	\$0.00		\$500.00
				Totals for Wielkowitz & Company, LLC.:	\$500.00	\$0.00		\$500.00
				GRAND TOTALS:	\$329,019.87	\$0.00		\$329,019.87

Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK

Report name: Invoice Due Today-INVESTORS
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (10/18/2022)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency
Cash Requirements Report
PATHSIDE - PROVIDENT BANK CHECKING

Vendor Name	Due Date	Invoice		Invoice Description	Invoice		Potential Discount	Discount Expires On	Net Amount Due
		Date	Invoice Number		Balance	Discount			
LA CENTRE NATIONAL d'ART et de CULTURE GEORGES POMPIDOU									
LA CENTRE NATIONAL d'ART et de C	10/18/2022	9/16/2022	Payment 2 of 2	Implementation Contract - Centre Pompidou	\$760,000.00		\$0.00		\$760,000.00
Totals for LA CENTRE NATIONAL d'ART et de CULTURE GEORGES POMPIDOU:					\$760,000.00		\$0.00		\$760,000.00
GRAND TOTALS:					\$760,000.00		\$0.00		\$760,000.00

Jersey City Redevelopment Agency
Cash Requirements Report
PATHSIDE - PROVIDENT BANK CHECKING

Report name: Pathside

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: Today (10/18/2022)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Provident - Pathside

Include all Invoice Attributes

Include all Vendor Attributes

Reso No.: 22-10- **A**

Regular Meeting
October 18, 2022

A G E N D A

INFORMATIONAL ITEM

GRAND JERSEY REDEVELOPMENT AREA- The Jersey City Redevelopment Agency (the “Agency”) will remit the amount of \$700,000.00 to Grand Jersey Waterfront Urban Renewal Associates, LLC (“Redeveloper”). This sum represents the return of a \$700,000.00 deposit made by Redeveloper pursuant to Section 3(e) of the Fourth Amendment to Redevelopment Agreement between the Agency and Redeveloper, dated April 21, 2009. The deposit payment was intended as a credit against the purchase price of certain parcels owned by the City of Jersey City, but is being returned in light of the Agency’s Notice of Termination, dated June 29, 2022. Pursuant to Section 3(f) of the Fourth Amendment, the return payment is not subject to off-set or deduction.

Jason M. Friedkin

Reso No.: 22-10- B

Regular Meeting
October 18th, 2022

A G E N D A

INFORMATIONAL ITEM

Jackson Hill Redevelopment Area - On November 10, 2020, the Agency awarded contract No. 20-11-RN4 to the United Way of Hudson County to provide Property Management and Social Services at 665 Ocean Avenue (Block 22602, Lot 6), also known as the Veterans Residential Housing in Honor of Jamie Vazquez, which houses formerly homeless Veterans. In accordance with the agreement, the Agency may opt to extend the term of the agreement for up to four (4) additional terms of one (1) year each. Year two (2) was opted into on November 28, 2021 and will expire on November 27, 2022. The Agency wishes to extend the term of the agreement for year three (3) in an amount not to exceed \$66,412.34 per the agreement. The term shall be effective as of November 28, 2022 and expire on November 27, 2023.

Robert G. Napiorski