

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE
SESSIONS OF THE REMOTE PUBLIC MEETINGS OF
NOVEMBER 22, 2022**

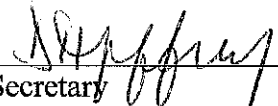
WHEREAS, the Board of Commissioners approved going into closed session at their meetings of November 22, 2022; and

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

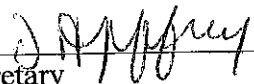
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated December 20, 2022

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 APPROVING THE
MINUTES OF THE SPECIAL REMOTE PUBLIC
MEETING DECEMBER 6, 2022**

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

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


Secretary

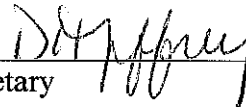
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 20, 2022

<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 THE REGULAR REMOTE PUBLIC
MEETING OF NOVEMBER 22, 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 December 20, 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 QUALIFYING THE WITHIN LAW FIRMS AND AUTHORIZING THE AWARD OF CONTRACTS FOR SPECIAL LEGAL COUNSEL SERVICES WITH; ERIC M. BERNSTEIN & ASSOCIATES, LLC; FLORIO KENNY RAVAL, LLP; GLUCKWALRATH, LLP; KINNEY, LISOVICZ, REILLY & WOLFF, PC; McMANIMON, SCOTLAND & BAUMANN, LLC; PAUL V. FERNICOLA & ASSOCIATES; SCHENCK, PRICE, SMITH AND KING, LLP; SPIRO HARRISON & NELSON, LLC; AND THE HICKERSON-BREEDON LAW FIRM, P.C. TO PROVIDE PROFESSIONAL LEGAL SERVICES IN ALL PROJECT AREAS

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

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

WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.*, on November 10, 2022 the Agency issued a Request for Qualifications (“RFQ”) for the Legal Services; and

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

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

1. Eric M. Bernstein & Associates, LLC of Warren, NJ;
2. GluckWalrath, LLP of Trenton, NJ;
3. Spiro Harrison & Nelson of Red Bank, NJ;
4. Kinney, Lisovicz, Reilly & Wolff PC of Cherry Hill, NJ;
5. Florio Kenny Raval, LLP of Lyndhurst, NJ;
6. McManimon, Scotland & Baumann, LLC of Roseland, NJ;
7. Schenck, Price, Smith & King, LLP of Florham Park, NJ;
8. The Hickerson-Breedon Law Firm, PC of Patterson, NJ;
9. Paul V. Fernicola & Associates of Red Bank, NJ;

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

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

WHEREAS, the qualification term will be one (1) year, with fees for the Legal 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 Legal 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 Legal 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.


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 of December 20, 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	✓			
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 EXTENDING THE DESIGNATION OF BRP DEVELOPMENT GROUP AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS PROPOSED DEVELOPMENT LOTS 25 AND 31 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the City of Jersey City (the “**City**”) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (“**Bayfront**” or the “**Redevelopment Area**”); and

WHEREAS, on October 10, 2018, the City adopted an ordinance authorizing public financing for the acquisition of 70 acres of development parcels and construction of public infrastructure for the initial phase(s) of the redevelopment of the Redevelopment Area; and

WHEREAS, Phase I of the Bayfront redevelopment consists of portions of Block 21901.01, Lots 4, 5 and 6 (the “**Phase I Development Area**”); and

WHEREAS, in connection with the redevelopment of the Phase I Development Area, the City entered into a certain Cooperation Agreement with the Jersey City Redevelopment Agency (the “**Agency**”) pursuant to which the Agency developed and issued a Request for Proposals for the Acquisition and Development of the Phase I Development Area within the Bayfront I Redevelopment Area on June 3, 2019 (the “**RFP**”); and

WHEREAS, in furtherance of the collective goals and based on the criteria set forth in the RFP and a thorough analysis of the respective proposals, on June 16, 2020, the Agency adopted Resolution No. 20-06-03 conditionally designating BRP Development Group (the “**Redeveloper**”) as the redeveloper for a portion of the Phase I Development Area, proposed development lots 25 and 31 (the “**Project Site**”), which designation was subsequently extended on September 20, 2022, by Resolution No. 22-09-05; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Project Site until June 30, 2023, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Project Site,

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


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

Section 2. The designation as redeveloper of the Project Site previously granted to Redeveloper is hereby extended until June 30, 2023, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Project Site.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 20, 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 EXTENDING THE DESIGNATION OF BRP DEVELOPMENT GROUP AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS PROPOSED DEVELOPMENT LOTS 25 AND 31 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the City of Jersey City (the “City”) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (“Bayfront” or the “Redevelopment Area”); and

WHEREAS, on October 10, 2018, the City adopted an ordinance authorizing public financing for the acquisition of 70 acres of development parcels and construction of public infrastructure for the initial phase(s) of the redevelopment of the Redevelopment Area; and

WHEREAS, Phase I of the Bayfront redevelopment consists of portions of Block 21901.01, Lots 4, 5 and 6 (the “Phase I Development Area”); and

WHEREAS, in connection with the redevelopment of the Phase I Development Area, the City entered into a certain Cooperation Agreement with the Jersey City Redevelopment Agency (the “Agency”) pursuant to which the Agency developed and issued a Request for Proposals for the Acquisition and Development of the Phase I Development Area within the Bayfront I Redevelopment Area on June 3, 2019 (the “RFP”); and

WHEREAS, in furtherance of the collective goals and based on the criteria set forth in the RFP and a thorough analysis of the respective proposals, on June 16, 2020, the Agency adopted Resolution No. 20-06-03 conditionally designating BRP Development Group (the “Redeveloper”) as the redeveloper for a portion of the Phase I Development Area, proposed development lots 25 and 31 (the “Project Site”), which designation was subsequently extended on April 19, 2022, by Resolution No. 22-04-06; and

WHEREAS, the Agency desires to extend Redeveloper’s designation as redeveloper of the Project Site until December 31, 2022, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Project Site,

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


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

Section 2. The designation as redeveloper of the Project Site previously granted to Redeveloper is hereby extended until December 31, 2022, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Project Site.

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

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 September 20, 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 EXTENDING THE DESIGNATION OF BRP DEVELOPMENT GROUP AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS PROPOSED DEVELOPMENT LOTS 25 AND 31 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the City of Jersey City (the "City") adopted a redevelopment plan known as the Bayfront I Redevelopment Plan to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area ("Bayfront" or the "Redevelopment Area"); and

WHEREAS, on October 10, 2018, the City adopted an ordinance authorizing public financing for the acquisition of 70 acres of development parcels and construction of public infrastructure for the initial phase(s) of the redevelopment of the Redevelopment Area; and

WHEREAS, Phase I of the Bayfront redevelopment consists of portions of Block 21901.01, Lots 4, 5 and 6 (the "Phase I Development Area"); and

WHEREAS, in connection with the redevelopment of the Phase I Development Area, the City entered into a certain Cooperation Agreement with the Jersey City Redevelopment Agency (the "Agency") pursuant to which the Agency developed and issued a Request for Proposals for the Acquisition and Development of the Phase I Development Area within the Bayfront I Redevelopment Area on June 3, 2019 (the "RFP"); and

WHEREAS, in furtherance of the collective goals and based on the criteria set forth in the RFP and a thorough analysis of the respective proposals, on June 16, 2020, the Agency adopted Resolution No. 20-06-03 conditionally designating BRP Development Group (the "Redeveloper") as the redeveloper for a portion of the Phase I Development Area, proposed development lots 25 and 31 (the "Project Site"), which designation was subsequently extended on January 18, 2022 by Resolution No. 22-01-04; and

WHEREAS, the Agency desires to extend Redeveloper's designation as redeveloper of the Project Site until August 31, 2022, which date may be extended by the Executive Director in her sole discretion for one (1) additional period of sixty (60) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Project Site,

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

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


Section 2. The designation as redeveloper of the Project Site previously granted to Redeveloper is hereby extended until August 31, 2022, which date may be extended by the

Executive Director in her sole discretion for one (1) additional period of sixty (60) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Project Site.

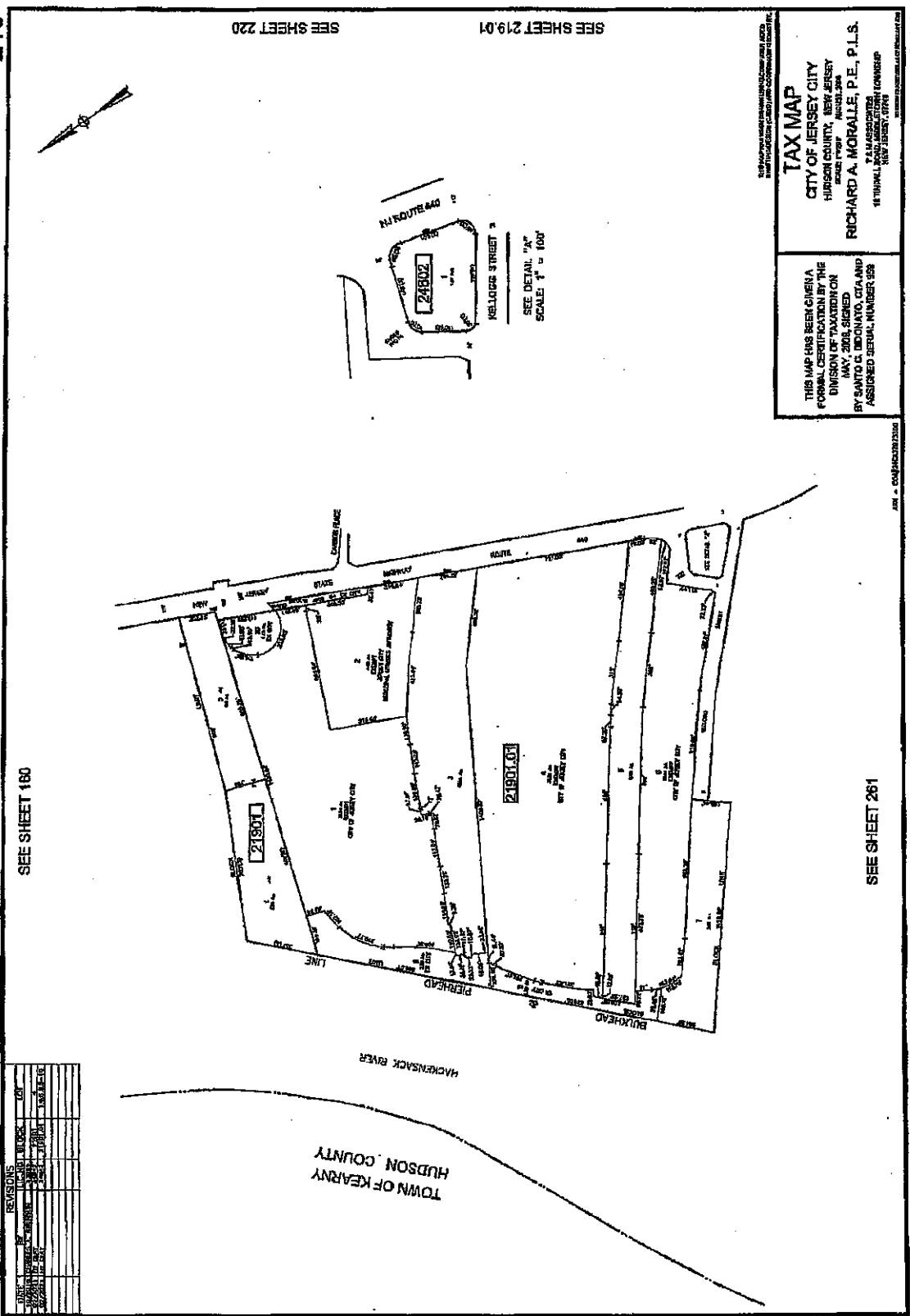
Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

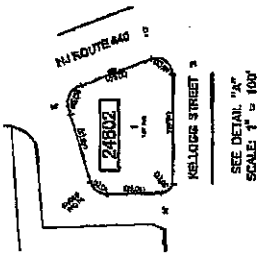
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 19, 2022.


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	✓			



REVISIONS			
DATE	BY	DESCRIPTION	DATE
06/15/00	W. J. BLOCH	1st	
07/15/00	W. J. BLOCH	2nd	
08/15/00	W. J. BLOCH	3rd	
09/15/00	W. J. BLOCH	4th	
10/15/00	W. J. BLOCH	5th	
11/15/00	W. J. BLOCH	6th	
12/15/00	W. J. BLOCH	7th	
01/15/01	W. J. BLOCH	8th	
02/15/01	W. J. BLOCH	9th	
03/15/01	W. J. BLOCH	10th	
04/15/01	W. J. BLOCH	11th	
05/15/01	W. J. BLOCH	12th	



TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
MADE 1997 AUGUST 28th
RICHARD A. MORALLE, P.E., P.L.S.
18 THURMAN ROAD, SUITE 200, JERSEY CITY, NJ 07310

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2001, SIGNED
BY SANTO G. BIONATO, CTA AND
ASSIGNED SERIAL NUMBER 005

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #6 TO CONTRACT NO. 20-12-MPN8 WITH JOSEPH M. SANZARI, INC. FOR THE PHASE 1A SURCHARGE PROGRAM WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), the City of Jersey City (the “**City**”) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the area designated by the City as the Bayfront I Redevelopment Area (“**Bayfront**” or the “**Redevelopment Area**”); and

WHEREAS, on October 10, 2018, the City adopted an ordinance authorizing public financing for the acquisition of approximately 70 acres of development lots and for the construction and oversight of public infrastructure for the first phase of redevelopment of the Redevelopment Area (the “**Phase I Public Infrastructure**”); and

WHEREAS, pursuant to that certain Cooperation Agreement authorized on October 16, 2018 by Resolution No. 18-10-4, the Jersey City Redevelopment Agency (the “**Agency**”) is acting as the City’s agent in connection with the redevelopment of the Redevelopment Area and is assisting in the procurement and implementation of the Phase I Public Infrastructure; and

WHEREAS, in connection with the Phase I Public Infrastructure, it was necessary to procure a construction firm to conduct certain site preparation work known as “surcharge”, and in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”) on December 9, 2020, the Agency issued a solicitation for bids (the “**Bid Solicitation**”) for the Bayfront I Redevelopment – Phase 1A Surcharge Program (the “**Surcharge Project**”); and

WHEREAS, in response to the Bid Solicitation, on February 25, 2021, the Agency conducted a live virtual bid opening and received sixteen (16) bids from interested construction firms; and

WHEREAS, the Agency previously retained CME Associates (“**CME**”) to assist in the preparation and review of the Bid Solicitation and provide construction management for the Surcharge Project, and having reviewed all of the bids received by the Agency in connection with the Surcharge Project, CME determined that the bid proposal from Joseph M. Sanzari, Inc. of Hackensack, New Jersey (“**Sanzari**”) for an amount not to exceed Four Million Four Hundred Fifty-Eight Thousand Ninety and 00/100 Dollars (\$4,458,090.00) (the “**Initial Contract Amount**”) was the lowest responsible bid; and

WHEREAS, by Resolution No. 21-03-06, the Agency awarded Contract No. 20-12-MPN8 “Bayfront 1 Redevelopment – Phase 1A, Surcharge Program” to Sanzari (the “**Contract**”) to perform the Surcharge Project, as the lowest responsible bidder; and

WHEREAS, by Resolution No. 21-11-05 adopted November 9, 2021, the Agency authorized Change Order #1 to the Contract, which increased the Contract amount by \$181,440.00, for a new total Contract amount not to exceed \$4,639,530.00, and extended the time for completion of the Surcharge Project until July 7, 2022; and

WHEREAS, by Resolution No. 22-02-3 adopted February 15, 2022, the Agency authorized Change Order #2 to the Contract, which revised the Contract quantities (i) to allow the addition of extra and supplemental work to effect economies, improve service, and resolve minor problems; and (ii) to reduce certain Contract quantities; and

WHEREAS, by Resolution No. 22-06-4 adopted June 21, 2022, the Agency authorized Change Order #3 to the Contract, which extended the Contract time by ninety (90) days in order to allow Sanzari to acquire suitable materials for the area north of Grand Boulevard Westbound, for a new completion deadline of October 5, 2022; and

WHEREAS, by Resolution No. 22-09-6 adopted September 20, 2022, the Agency authorized Change Order #4 to the Contract, which revised the contract quantities (i) to reflect those materials actually ordered; and (ii) to allow the addition of extra and supplemental work, resulting in a net increase to the Contract amount of \$109,011.98, for a new total Contract amount not to exceed \$4,748,541.98; and

WHEREAS, by Resolution No. 22-09-6 adopted September 20, 2022, the Agency also authorized Change Order #5 to the Contract, which extended the Contract time by seventy-five (75) days in order to provide additional time to allow Sanzari to satisfactorily complete the Surcharge Project in light of site conditions and availability of materials, for a new completion deadline of December 19, 2022; and

WHEREAS, the Agency wishes to authorize Change Order #6 to extend the Contract time by eighty-seven (87) days in order to provide additional time to allow Sanzari to complete the Surcharge Project, for a new completion deadline of March 16, 2023; and

WHEREAS, the sum of all change orders does not exceed twenty percent (20%) of the Initial Contract Amount.

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

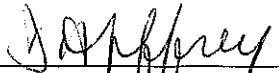
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Change Order #6 is hereby approved and the time for completion is hereby extended to March 16, 2023.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are each hereby authorized to execute Change Order #6, and any and all other documents necessary to effectuate this resolution, together with such additions, deletions and/or modifications as deemed necessary or desirable in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 20, 2022.


Diana H. Jeffrey, Secretary

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				✓



JOHN H. ALLGAIR, PE, PP, LS (1993-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

December 8, 2022

SENT VIA MAIL AND EMAIL [DJeffrey@jcra.org]

Jersey City Redevelopment Agency ("JCRA")
4 Jackson Square (39 Kearny Avenue)
Jersey City, NJ 07305

Attn: Diana H. Jeffrey
Executive Director

**RE: Bayfront 1 Redevelopment – Phase 1A,
Surcharge Program
Jersey City, New Jersey
JCRA Contract No.: 20-12-MPN8
Our File No.: PJC00503.01**

Dear Ms. Jeffrey:

Enclosed for your use to prepare the authorizing Resolution, please find one (1) original partially executed copy of JCRA Change Order No. 6 (Rev 1), dated December 6, 2022, and supporting documentation for the above referenced project. Original fully executed copies re-signed by the Contractor (Joseph M. Sanzari, Inc.) and the Consulting Engineer's Office (CME Associates) will be provided after a copy of the Resolution authorizing the approval of the Change Order is received by our office.

As indicated on the enclosed Change Order, the nature and reason for change is to revise the contract quantities to allow the addition of extra and supplemental work for an additional 87-day contract time extension. The work would appear to qualify as a minor modification to effect economies, improve service and resolve minor problems. It does not appear to materially expand upon the size, nature, or scope of the project as it was originally described in the bid specification nor could the extra work reasonably be effectuated by a separate bid contract without imposing adverse cost consequences.

Please note the following Change Order Summary:

- JCRA Change Order No. 6 Total Net Increase or Decrease = \$0.00
- Original Contract Amount = \$4,458,090.00
- Adjusted Contract Amount Based on JCRA Change Order No. 1 = \$4,639,530.00
- Adjusted Contract Amount Based on JCRA Change Order No. 2 = \$4,639,530.00
- Adjusted Contract Amount Based on JCRA Change Order No. 3 = \$4,639,530.00
- Adjusted Contract Amount Based on JCRA Change Order No. 4 = \$4,748,541.98
- Adjusted Contract Amount Based on JCRA Change Order No. 5 = \$4,748,541.98



Ms. Diana H. Jeffrey
Bayfront 1 Redevelopment – Phase 1A,
Surcharge Program
Jersey City, New Jersey
December 8, 2022
Page 2

- Adjusted Contract Amount Based on JCRA Change Order No. 6 = \$4,748,541.98

Please further note that this Change Order only considers the 87-day (approximate 2.9 month) contract time extension and no other quantity or dollar adjustments and results in a total net increase or decrease of \$0.00 from the Adjusted Contract Amount Based on JCRA Change Order No. 5 and a revised completion date of February 28, 2023. The Adjusted Contract Amount Based on JCRA Change Order No. 6 (Rev 1) is \$4,748,541.98.

Accordingly, we recommend approval of JCRA Change Order No. 6 (Rev 1).

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates

Robert J. Russo, PE, PP, CME
Principal

RJR/RER

Enclosure(s)

cc: Christopher Fiore, Assistant Executive Director, JCRA, SENT VIA EMAIL
[FioreC@jcnj.org]
Victoria Bonners, JCRA, SENT VIA EMAIL [VBonners@jcnj.org]
Glenn Stock, Stock Development Group, Inc., SENT VIA EMAIL
[GStock@stockdevgroup.com]
Matthew B. Wielkotz, SENT VIA EMAIL [MBW@w-cpa.com]
Timothy E. Murray, Sr., Project Manager, Joseph M. Sanzari, Inc., SENT VIA EMAIL
[TMurray@jmsanzari.com]

CME ASSOCIATES
3141 BORDENTOWN AVENUE
PARLIN, NJ 08859

Date: December 6, 2022
Our File No.: PJC00503.01

JCRA CHANGE ORDER NO. 6 (Rev 1)

PROJECT NAME: BAYFRONT 1 REDEVELOPMENT - PHASE 1A, SURCHARGE PROGRAM

OWNER: JERSEY CITY REDEVELOPMENT AGENCY

CONTRACTOR: JOSEPH M. SANZARI, INC., 100 WEST FRANKLIN STREET, HACKENSACK, NJ 07601

You are hereby advised of the following changes in contract quantities or in the case of supplemental work, you agree to its performance by your firm at the prices stated herein.

LOCATION OF CHANGE

Bayfront 1 Redevelopment - Phase 1A, Surcharge Program

NATURE AND REASON FOR CHANGE

To revise the contract quantities to allow the addition of extra and supplemental work.

The work would appear to qualify as a minor modification to effect economies, improve service and resolve minor problems. It does not appear to materially expand upon the size, nature, or scope of the project as it was originally described in the bid specification nor could the extra work reasonably be effectuated by a separate bid contract without imposing adverse cost consequences.

ITEM	DESCRIPTION	CONTRACT QUANTITY U/M	UNIT PRICE	AMENDED QUANTITY	AMENDED EXTENSION	INCREASE/ DECREASE
SA-2	CONTRACT TIME EXTENSION	600.00 DAY	\$0.00	687.00	\$0.00	\$0.00

JCRA CHANGE ORDER NO. 6 TOTAL NET INCREASE OR DECREASE:

\$0.00

ORIGINAL CONTRACT AMOUNT:

\$4,458,090.00

ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 1:

\$4,639,530.00

ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 2:

\$4,839,530.00

ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 3:

\$4,839,530.00

ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 4:

\$4,748,541.98

ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 5:

\$4,748,541.98

ADJUSTED CONTRACT AMOUNT BASED ON JCRA CHANGE ORDER NO. 6:

\$4,748,541.98


CONTRACTOR


CONSULTING ENGINEER'S OFFICE

JCRA DIRECTOR

AUTHORIZED BY RESOLUTION NO.:

DATED:



JCRA Change Order No. 6 (Rev 1)
 Bayfront 1 Redevelopment – Phase 1A,
 Surcharge Program
 Jersey City, New Jersey
 JCRA Contract No.: 20-12-MPN8
 Our File No.: PJC00503.01
 December 6, 2022
 Page 1 of 1

INCREASE ITEMS:

Item SA-2 CONTRACT TIME EXTENSION

Increase from:	600.00 DAY	to	687.00 DAY
Difference:	87.00 DAY	@	\$0.00 /DAY
TOTAL AMOUNT INCREASE:			\$0.00

Based upon site conditions and the availability of material from the supplier, an extension of the contract time, previously approved as part of JCRA Change Order Nos. 1, 3, and 5, is required for the Contractor to satisfactorily complete the project by February 28, 2023.

SUMMARY:

Original Contract Amount	\$4,458,090.00
Adjusted Contract Amount Based on JCRA Change Order No. 1	\$4,639,530.00
Adjusted Contract Amount Based on JCRA Change Order No. 2	\$4,639,530.00
Adjusted Contract Amount Based on JCRA Change Order No. 3	\$4,639,530.00
Adjusted Contract Amount Based on JCRA Change Order No. 4	\$4,748,541.98
Adjusted Contract Amount Based on JCRA Change Order No. 5	\$4,748,541.98
<u>JCRA Change Order No. 6</u>	
Total Net Increase or Decrease	\$0.00
Adjusted Contract Amount	\$4,748,541.98

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 22-12-VB7 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING AND LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the **"Redevelopment Law"**), the City of Jersey City (the **"City"**) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the **"Redevelopment Plan"**) to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (the **"Redevelopment Area"**); and

WHEREAS, in connection with the redevelopment of the Redevelopment Area, the City entered into a certain Cooperation Agreement (the **"Cooperation Agreement"**) with the Jersey City Redevelopment Agency (the **"Agency"**) pursuant to which the Agency is authorized to oversee the completion of the demolition, manage the purchase and closing of the Bayfront parcels, oversee the construction of the road and utility corridors within the open space lots, manage the open space closing, oversee the construction of the infrastructure improvements and coordinate with all utilities, manage the site security, remaining environmental remediation and environmental monitoring responsibilities, procure all necessary professionals, market the Redevelopment Area and the negotiate redevelopment agreements with redevelopers (together with all acts ancillary thereto, collectively the **"Project"**); and

WHEREAS, the City purchased approximately 70 acres of real property located within the Redevelopment Area known as the Bayfront I Redevelopment Area (the **"Property"**) from Bayfront Redevelopment LLC; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency has a need for Environmental Consulting and Licensed Site Remediation Professional Services (the **"Services"**) from an experienced and qualified firm to provide regulatory and site remediation services as well as environmental consulting relating to the Property; 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, Potomac Hudson Environmental, Inc. (**"PHE"**) submitted a proposal dated December 7, 2022, (the **"Proposal"**), to perform the Services for an amount not to exceed One Hundred Twelve Thousand Eight Hundred Dollars (\$112,800.00) for all of the tasks listed in the Proposal, a copy of which is on file with the Agency; and

WHEREAS, PHE possesses the skills and expertise to provide the Services; and

WHEREAS, the Agency desires to enter into a professional services contract with PHE (the "**Contract**") to perform the Services as outlined in the Proposal, for a total cost not to exceed One Hundred Twelve Thousand Eight Hundred Dollars (\$112,800.00), 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, PHE has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledging that the Contract will prohibit PHE from making any reportable contributions through the term of the Contract; and

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

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

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

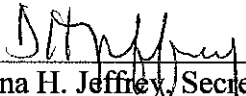
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a professional services contract with PHE to perform the Services as outlined in the Proposal for a total cost not to exceed One Hundred Twelve Thousand Eight Hundred Dollars (\$112,800.00) for all of the tasks listed in the Proposal, and for a term to expire upon the completion of the Services as set forth in the Proposal and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, 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 by the Agency in consultation with counsel.

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

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 20, 2022.


Diana H. Jeffrey, Secretary

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				✓



POTOMAC-HUDSON ENVIRONMENTAL, INC.

7 December 2021

Transmitted via Electronic Mail

Victoria Bonners
Jersey City Redevelopment Agency
4 Jackson Square (39 Kearny Avenue)
Jersey City, New Jersey 07305

Re: Cost Estimate for Continued Environmental Consulting and
Licensed Site Remediation Professional Services
Bayfront I Redevelopment Area
Jersey City, Hudson County, New Jersey

Dear Ms. Bonners:

Potomac Hudson's Reauthorized and Amended Professional Services Contract No. 20-01-MPN2 with the JCRA is expiring December 31st, 2022. As a result, Potomac-Hudson Environmental, Inc. ("PHEnv") is providing this cost proposal for continuing our service to the Jersey City Redevelopment Agency (JCRA) (hereinafter "Client") for another contract year. Our requested total estimate for the next contract year is **\$112,800**.

In developing this cost proposal, we have taken into consideration tasks which require additional funding based upon data obtained by PHEnv, various permit stipulated requirements, and our understanding of current project requirements. Detailed information regarding the tasks to be conducted during the next contract year are provided as follows.

Task 1: Conduct Inspection of Engineering Controls - 4 Soil Remedial Action Permits - June and December 2022

We are responsible for the conduct of cap inspections and the submission of Biennial Certifications for four Soil Remedial Action Permits (RAP) for which JCRA has assumed responsibility. The information for these permits is as follows:

Soil Remedial Action Permit #: RAP190002
Study Area SA-6 North - Deed Notice #12
NJDEP Biennial Certification Due 07/09/2024

Soil Remedial Action Permit #: RAP190001
Study Area 6 North Site 087 - Jersey City Incinerator Authority Site - Deed Notice #8
NJDEP Biennial Certification Due 06/27/2024

Soil Remedial Action Permit #: RAP190001
Study Area SA-6 South Site-Wide Historic Fill - Deed Notice #11
NJDEP Biennial Certification Due 07/02/2024

Soil Remedial Action Permit #: RAP190002

Scientists • Planners • Engineers

P.O. Box 7, 207 S. Stevens Avenue, South Amboy, New Jersey 08879 • Phone: 732-525-3100 • Fax: 732-525-9254
P.O. Box 1206, 136 W. 16th Street, New York, New York 10011 • Phone: 212-243-3574 • Fax: 212-645-4634
16-4 Chapel Avenue, Jersey City, New Jersey 07305 • Phone: 201-413-0990 • Fax: 201-413-0960

Study Area 6 North Sites 087 & 088 – Jersey City Incinerator Authority Site -
Deed Notice #13
NJDEP Biennial Certification Due 06/29/2024

The permit stipulated cap inspections will be conducted in June and December 2023 and 2024 per a semi-annual cap inspection schedule. Biennial certifications for these permits will be prepared and submitted to NJDEP prior to the due dates cited above.

TASK 2: Phase 1 Ongoing Surcharge and Utility Construction Activities

The Phase 1 Redevelopment Area work within Study Area 6-South will be continuing in 2023. Part of this area falls within the Soil Remedial Action Permit #: RAP190001 Study Area SA-6 South Site-Wide Historic Fill (Deed Notice #11) area. Tasks specific to this area may include the ongoing monitoring of the surcharge program as it relates to RAP190001, continuing the evaluation of the environmental quality of potential import fill, termination of the existing Deed Notice and recording of a new notice, modification of RAP190001, participation/attendance in meetings or conference calls and the conduct of periodic site inspections. With the exact scope being very fluid we are therefore providing a cost to account for these potential tasks and other unanticipated task that may arise specific to the Phase 1 area.

TASK 3: Conduct Annual Groundwater Monitoring for SA-6 North JCMUA-1A AOC

The groundwater permit (RAP190001) stipulates annual sampling of three monitoring wells at the Site. Therefore, additional funds are necessary for the continued conduct of the annual sampling and analysis program. Monitoring wells – 087-MW-102, 087-MW-140, 087-MW-141 will be sampled in July 2023. The NJDEP required Biennial Certification for this permit will be prepared and submitted by the due date of July 26, 2024.

TASK 4: Prepare/Submit AOC RAO for SA-6 North JCIA-1B UST AOC

A groundwater remedial action permit termination was approved by NJDEP. We will prepare and issue a Response Action Outcome (AOC Only). We will also prepare and submit all necessary documents to the NJDEP. **COMPLETED**

TASK 5: Continue Groundwater Investigation at JCDPW -1A/3A

Groundwater sampling and analysis programs have been conducted on a quarterly basis to assess the trends in contaminant concentrations and plume migration in order to comply with NJDEP guidance documents and in anticipation of the submittal to NJDEP of a Groundwater Remedial Investigation/Report Remedial Action Workplan, and a Groundwater Remedial Action Report with an associated Classification Exception Area/Groundwater Remedial Action Permit Application. Additional quarterly sampling and analysis programs on the eight monitoring wells will be conducted in January, April, July, and October of 2022. A Groundwater Remedial Investigation/Report Remedial Action Workplan was prepared and submitted in early 2022 and the Groundwater Remedial Action Report with an associated Classification Exception

Area/Groundwater Remedial Action Permit Application documentation has been prepared and submitted to NJDEP.

TASK 6: Project Management/Meetings/Miscellaneous Tasks for Compliance with NJDEP Regulations

Based upon our current understanding of the environmental issues at the Bayfront I Redevelopment Area and the future redevelopment plans, additional funds are necessary for overall project management, attendance at meetings, and/or teleconferences with JCRA, JCRA counsel, Honeywell, NJDEP, and designated developers particularly related to issues involving existing remedial action permits.

COSTS

The total additional costs for the six tasks described above are provided in the following table.

Task	Description/Assumption	Cost
1 –Conduct Inspections of Engineering Controls and Prepare and submit NJDEP required Biennial Certification Form	Inspections in June and December 2023 and 2024	\$ 11,080
2 - Phase 1 Area Ongoing Surcharge and Utility Construction Activities	Management tasks specific to the Phase 1 Redevelopment Area	\$ 35,000
3 - Annual Groundwater Monitoring for SA-6 North JCMUA-1A AOC, prepare and submit NJDEP required Biennial Certification Form	Conduct sampling and analysis of three wells.	\$ 7,120
4 - RAO for SA-6 North JCIA-1B UST AOC	Preparation and submission of RAO and supporting documents	\$
5 - Groundwater Investigation at JCDPW -1A/3A	Quarter sampling and analysis, and reporting	\$ 44,000
6 - Project Management	Overall project management, attendance at meetings and/or teleconferences with JCRA, JCRA counsel, Honeywell, NJDEP, and designated developers	\$ 14,000
Total Cost		\$112,800

In summary, the new contract should total **\$112,800** for the additional work described above. The tasks described above will be billed on a time and expense basis in accordance with PHEnv's attached standard fee schedule.

Please let us know if you require any additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Draper', with a stylized flourish at the end.

David Draper, LSRP

FEE SCHEDULE
Effective September 2022

<u>Professional Services</u>	<u>Hourly Rate</u>
Principal	\$270
Director	\$220
Senior Project Manager	\$190
Project Manager	\$180
Senior Environmental Scientist/Engineer 3	\$165
Senior Environmental Scientist/Engineer 2	\$155
Senior Environmental Scientist/Engineer 1	\$145
Environmental Scientist/Engineer 2	\$135
Environmental Scientist/Engineer 1	\$125
Junior Environmental Scientist/Engineer 2	\$120
Junior Environmental Scientist/Engineer 1	\$105
Technician	\$95
Licensed Site Remediation Professional	\$195
Expert/ Court Testimony (Minimum 4 Hours)	\$400

SUBCONTRACTOR AND DIRECT COSTS

Subcontractor services and the costs associated with the purchase or rental of parts or specialized equipment will be billed at cost plus 15 percent. All direct charges (e.g., rental vehicles and equipment, meals, air/rail travel and lodging) and outside delivery and reproduction costs will be billed at cost plus 15 percent.

TRAVEL AND EQUIPMENT

Charges for company owned equipment and expendable supplies will be billed according to Potomac-Hudson Environmental, Inc.'s schedule of charges for equipment and supplies. Where applicable, the use of personal vehicles for travel will be charged at the current federal rate.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE PC TO PROVIDE SPECIALIZED SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I 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 carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

WHEREAS, pursuant to the Redevelopment Law, the City designated certain parcels of land as an “area in need of redevelopment” known as the Bayfront I Redevelopment Area (the “**Redevelopment Area**”) and adopted the Bayfront I Redevelopment Plan (as may be amended from time to time, the “**Redevelopment Plan**”); and

WHEREAS, pursuant to that certain Cooperation Agreement authorized on October 16, 2018, by Resolution No. 18-10-4 (the “**Cooperation Agreement**”), the Agency is acting as the City’s agent in connection with the redevelopment of the Redevelopment Area; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires from time to time extraordinary unspecifiable services which are specialized and qualitative in nature; and

WHEREAS, under *N.J.S.A. 40A:11-2(7)* and *N.J.S.A. 40A:11-5(1)(a)(ii)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”) and *N.J.A.C. 5:34-2.1-2.3*, contracts for which the subject matter consists of extraordinary unspecifiable services (“**EUS**”) may be awarded without competitive bidding; and

WHEREAS, Matrix New World Engineering, Land Surveying and Landscape Architecture PC (“**Matrix**” or “**Contractor**”), an MWBE vendor, submitted a proposal to the Agency, a copy of which is attached hereto as **Exhibit A**, to provide a range of specialized services including redevelopment planning, master planning, project phasing and infrastructure planning; value engineering, including infrastructure estimates, review of technical design details and environmental and engineering elements; coordination with the City, Honeywell, designated redevelopers, and regulatory agencies such as NJDEP, NJDOT, and the US Army Corps of Engineers, all in connection with the redevelopment of the Redevelopment Area; and

WHEREAS, Matrix has been involved in the Bayfront project, assisting with the design of the Bayfront bulkhead and is uniquely situated to provide the necessary support to the Agency as described in the proposal; and

WHEREAS, Diana H. Jeffrey, Executive Director of the Agency, has attached a Declaration for an Extraordinary Unspecifiable Service Certification with this resolution; and

WHEREAS, the Agency proposes to enter into a contract with the Contractor in an amount not to exceed Ten Thousand Dollars (\$10,000.00) per month for a period not to exceed twelve (12) months; and

WHEREAS, funds for this purpose have been provided for in the 2023 Budget identified by Account Number (to be created) in the accounting records of the Agency.

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

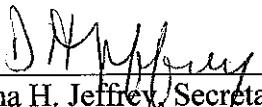
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Executive Director is hereby authorized and directed to enter into a contract with the Contractor to provide specialized services and expertise relating to the repositioning and redevelopment of the Redevelopment Area. The Contractor shall provide services as set forth in its proposal, which shall include but are not limited to redevelopment planning, including master planning, project phasing and infrastructure planning; value engineering, including infrastructure estimates, review of technical design details and environmental and engineering elements; assisting the Agency with prospective buyers/developers and their due diligence questions; coordination with the City, Honeywell, designated redevelopers, and regulatory agencies such as NJDEP, NJDOT, and the US Army Corps of Engineers. The compensation paid to the Contractor shall not exceed Ten Thousand Dollars (\$10,000.00) per month for a period not to exceed twelve (12) months. Such compensation shall include all overhead costs and basic support services incurred by the Contractor. The Agency will not reimburse the Contractor costs deemed by the Agency to be part of the Contractor's overhead costs and basic support services.

Section 3. The Executive Director is hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. The Agency shall, pursuant to *N.J.S.A.40A:11-5(1)(a)(ii)*, publish notice in a local newspaper of general circulation stating the nature, duration, service, and amount of the Extraordinary Unspecifiable Services Agreement, and further stating that copies of this Resolution and the agreement are on file and available at the Agency's office.

Section 5. 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 their Regular Meeting of December 20, 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				✓

Exhibit A

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Board of Commissioners of the Jersey City Redevelopment Agency (“Agency”)
FROM: Diana H. Jeffrey; Executive Director
DATE: December 14, 2022
SUBJECT: Extraordinary Unspecifiable Services for Services to be provided by Matrix New World Engineering, Land Surveying and Landscape Architecture PC (“Matrix”)

This is to request your approval of a resolution authorizing a contract to be executed as follows:

Firm: Matrix New World Engineering, Land Surveying and Landscape Architecture PC
Cost: An amount not to exceed Ten Thousand Dollars (\$10,000.00) monthly for one year, for a total not to exceed amount of One Hundred and Twenty Thousand Dollars (\$120,000.00), as forth in the proposal, attached hereto as **Exhibit A**.
Duration: Initial term not to exceed one year, which may be extended in accordance with applicable law
Purpose: Specialized Services including redevelopment planning and land disposition support for the Bayfront I Redevelopment Area

1. **Provide a clear description of the nature of the work to be done.**
Matrix shall provide services, which include but are not limited to, redevelopment planning, including master planning; project phasing and infrastructure planning; value engineering, including infrastructure estimates, review of technical design details and environmental and engineering elements; coordination with the City, Honeywell, designated redevelopers, and regulatory agencies such as NJDEP, NJDOT, and the US Army Corps of Engineers.
2. **Describe in detail why the contract meets the provisions of the statute and rules.**
The Bayfront I Redevelopment Area is a site of over 100 acres, with a long history and a myriad of environmental, land use and development complexities. Matrix’s expertise and extensive experience in civil and environmental engineering will allow Matrix to the ability to manage planning, engineering and architectural concepts and assist the Agency with the development of utilities, roadways, traffic improvements, flood resiliency/fill and public open spaces in the Bayfront I redevelopment area.
3. **The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:**

The services Matrix will provide cannot reasonably be described by written specification because the Agency needs a contractor with specialized skills including, but not limited to, project management skills, engineering and planning experience, environmental and civil engineering expertise to include utilities, roadways, traffic improvements, flood resiliency/fill

and public open spaces. Matrix has been actively involved in the Bayfront project, assisting with the design of the Bayfront bulkhead and is uniquely situated to provide the necessary support to the Agency as described in the Proposal.

4. Describe the informal solicitation of quotations:

Matrix New World Engineering, Land Surveying and Landscape Architecture PC: An amount not to exceed \$10,000 per month for a period not to exceed one year

5. I have reviewed the rules of the Division of Local Government Services pursuant to N.J.A.C. 5:34-2.1 et seq. and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.

Respectfully,

Name: Diana H. Jeffrey
Title: Executive Director

(Original to be retained by governing body's Clerk with the affirmed copy of the resolution; signed duplicate to be kept by appropriate official.)

EXHIBIT A
PROPOSAL

Tabled

Item #9

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING CONTRACT NO. 22-12-JJ2 WITH KASSIM HANDYMAN SERVICES, LLC FOR WATER DAMAGE REPAIR SERVICES AT AGENCY OWNED PROPERTY IDENTIFIED AS BLOCK 23202, LOT 79, COMMONLY KNOWN AS 292 MARTIN LUTHER KING DRIVE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

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

WHEREAS, the Agency owns certain property identified as Block 23202, Lot 79, commonly known as 292 Martin Luther King Drive (the “**Property**”), which Property is located within the area designated by the City as the “Jackson Hill Redevelopment Area” and is subject to the redevelopment plan adopted by the City known as the “Jackson Hill Redevelopment Plan”; and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), the Agency requires ceiling, floor, and wall repair services at the Property (the “**Services**”); and

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

WHEREAS, Kassim Handyman Services, LLC (“**Kassim**”) submitted a quote to the Agency dated December 6, 2022 (the “**Quote**”) to provide the Services for a total amount not to exceed Fifteen Thousand Dollars (\$15,000.00); and

WHEREAS, Kassim is a local Jersey City MWBE vendor & a minority contractor; and possesses the skills and expertise to perform the Services; and

WHEREAS, the Agency desires to enter into a contract with Kassim (the “**Contract**”) to perform the Services as outlined in the Quote for a total amount not to exceed Fifteen Thousand Dollars (\$15,000.00) to be paid in accordance with the rates set forth in the Quote; and

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

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

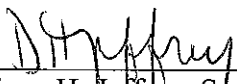
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with Kassim 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 Fifteen Thousand Dollars (\$15,000.00), subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 20, 2022.


Diana H. Jeffrey, Secretary

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				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING CONTRACT NO. 22-07-CF2 WITH SWA GROUP FOR LANDSCAPE ARCHITECTURAL SERVICES IN CONNECTION WITH THE DEVELOPMENT OF THE COURTHOUSE PARK WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

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

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

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

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

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

WHEREAS, by Resolution No. 22-07-10 adopted July 19, 2022, the Agency was authorized to enter into Contract No. 22-07-CF2 with SWA Group (“**SWA**”) for the Services (the “**Contract**”) for an amount not to exceed Two Hundred Fifty Thousand Seven Hundred Dollars (\$250,700); and

WHEREAS, SWA submitted a supplemental proposal dated November 4, 2022 (the “**Supplemental Proposal**”) advising that it is necessary to increase the amount of the Contract to permit SWA to perform additional necessary surveying services (“**Additional Services**”) for an amount not to exceed an additional Forty-Nine Thousand Dollars (\$49,000.00); and

WHEREAS, the Agency certifies it has funds available for the Additional Services; and

WHEREAS, the Agency desires to amend the Contract to authorize SWA to perform the Additional Services.

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

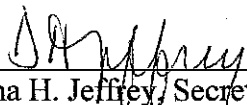
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes an amendment to the Contract to permit SWA to perform the Additional Services for an amount not to exceed an additional Forty-Nine Thousand Dollars (\$49,000.00) payable at the rates set forth in the Supplemental Proposal, for a total revised Contract amount of Two Hundred Ninety-Nine Thousand Seven Hundred Dollars (\$299,700.00). Except as expressly authorized herein, all other terms and conditions of the Contract shall remain unchanged and in full force and effect.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver a first amendment to the Contract, and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel, all in accordance with the LPCL.

Section 4. This Resolution shall take effect immediately.

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



31 West 27th Street
9th Floor
New York, New York
10001-6914
212.684.9230
www.swabalsley.com

Gerdo Aquino
Thomas Baisley
John Wong

ADDITIONAL SERVICES PROPOSAL

November 4, 2022

Jersey City Redevelopment Agency
4 Jackson Square
Jersey City, NJ 07305

Attention: Chris Fiore

Subject: Courthouse Park

Additional Services – Survey Scope Increase

Dear Chris Fiore:

This letter is in response to Jersey City Redevelopment Agency's request for SWA Group, along with sub-consultant Matrix Engineering, to provide surveying services for the Courthouse Park site beyond the scope specified in Professional Services Contract No. 22-07-CF2.

The scope of these additional services will be surveying services, as described in Exhibit A, for the adjacent historic Brennan Courthouse site and all adjacent streets (Central Avenue, Pavonia Avenue, Newark Avenue, and Baldwin Avenue).

These services will be billed to you under our job number JCRNY201 provided for the fixed sum of **forty nine thousand (\$49,000) US dollars**, under the terms and conditions of our contract with you dated July 20, 2022. Breakdown of fees can be found below.

ADDITIONAL SERVICE FEE SUMMARY:

TASK	Matrix Fee
Additional surveying area within streets	\$15,000
Additional survey area within adjacent property and streets	\$34,000
TOTAL:	\$49,000

It is understood that these fees are not for stand-alone services. Designs and any reviews will occur simultaneously with the base contract services and meetings.

In order to begin work, we require a written authorization from you to proceed. We request your written approval of this authorization for Additional Services by signing and returning one copy of this letter for our files.

If this is not your understanding, or if you have questions regarding the above, please contact me immediately.

November 4, 2022

JCRNY201

Page 2 of 2

Sincerely yours,
SWA Group



Thomas Balsley
Contracting Agent
Landscape Architect, NY License #529
Landscape Architects are licensed by the State of New York.

Accepted: Jersey City Redevelopment Agency

Signed: _____

By: _____

Title: _____

Email: _____

Date: _____

EXHIBIT A

MATRIXNEWORLD

Engineering Progress

TECHNICAL APPROACH SURVEYING SERVICES

JERSEY CITY REDEVELOPMENT AUTHORITY COURTHOUSE PARK DEVELOPMENT

MATRIX NO. 22-0801 (Rev-5. 2022-11-01 Additional Survey Area Options)

Matrix understands the areas required for topographic and utility survey and mapping services for the planning of Courthouse Park, a new park to be located on the current site of the Hudson County Administration Building at 595 Newark Avenue in Jersey City, NJ.



Fig. 1 Survey Areas: Option-1 and Option-2 highlighted

Field Survey and Topographic Mapping

Topographic/Utility Survey

Matrix will schedule on-site work with the Client project manager who will work directly with the Jersey City Development Agency project management and other interested parties. Matrix will need full access to the property with parking available for their vehicles if street parking is unavailable.

Matrix will prepare additional Topographic Survey of the Project Site as outlined in Fig.1 above which will be prepared within the parameters of the RFP, except where commonly accepted industry standards, to be approved by the Jersey City Development Agency, may apply. The Fee Schedule is shown below under Compensation with cost for Original Scope, Options 1 and 2 broken out.

Matrix will provide a topographic and utility survey for the park site at a scale not to exceed 1" = 20'. Survey limits will be as shown in Fig. 1 above. Horizontal and vertical datum will be in either NJ State Plane coordinate NAD83 Horizontal and NAVD88 Vertical or in an assumed system with at least one benchmark properly identified within the project limits and tied to physical features (to be confirmed by the Jersey City Development Agency prior to commencement of survey work). Matrix will utilize GNSS to perform simultaneous static GNSS observations on two control points to establish horizontal and vertical survey control at the site.

Matrix will utilize a combination of 3D laser scanning, conventional land surveying instrumentation, and RTK and Static GNSS technologies to perform the topographic survey. Conventional survey equipment will also be used for establishing survey control. Matrix will use Leica GNSS equipment to establish benchmarks and horizontal survey control on site.

Where laser scanning will be used, Matrix uses Leica P-40 and Leica P-50 laser scanners to survey features. Scans will be performed utilizing the survey control network values with "free station" scanning techniques using fixed height targets with a minimum of four common targets per scan. All the scans will be correlated to the same horizontal and vertical coordinate systems, as per the pre-established survey control. As with the collection of conventional survey data, all laser scan data is uploaded to Matrix office server at the end of each survey day.

Mapping will adequately depict existing surface features, drainage facilities, underground utility services, if sufficient underground utility mapping is provided to Matrix, and existing surface treatments. Contours will be established at one-foot contour intervals for design purposes with spot grades, at a minimum at high points, low points, and breaks in grade.

Matrix will incorporate the Land Title Survey and the Utility Easement Plan referenced in the RFP, into the new survey assuming these drawings will be provided to Matrix in AutoCAD format and assuming the original surveyors who performed these surveys provide written approval to do so.

Utilities

Matrix can only depict underground utility information if adequate corroborating surface utility evidence is located. Where GPR (ground penetrating radar) services are required to afford a higher level of

MATRIX**NEW**WORLD

Engineering Progress

confidence regarding underground utility location, Matrix can provide through a subconsultant if and when the Jersey City Development Agency approve such cost and consultant agreement.

Matrix will request all available utility information within the Courthouse site and adjacent streets as shown in Fig.1. above from the County and/or Jersey City. The request will be made appropriately through the client

Matrix will perform Levels D and C Subsurface Utility Engineering in accordance with ASCE 38-02, Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data as described under the associated sections below. Utility lines and structures investigated will include the following:

- Communication lines
- Electrical power lines
- Natural gas lines
- Sanitary sewer lines
- Water lines
- Storm drainage lines and outfalls

Existing utility line investigations will also include all above ground and subsurface utility structures such as shut off valves, blow-offs, water meters, inlets, manholes, handholes, culverts, and/or any other utility structures within the survey area.

Quality Level D -Record Research

Level "D" locates are information obtained solely from a review of utility records. The comprehensiveness and accuracy of such information is highly limited. Even when existing information for a utility in a particular area is accurate, there are often other underground systems that are not shown on any records. Matrix will be provided As-built drawings by the engineer and owner for underground utility research. Matrix will perform a search of all existing records for as-built information on the project areas (shown in figure 1 below) for underground sanitary, sewer, combines and water utility systems. Matrix will review existing records provided to us of the project area for as-built information and underground utilities, (electric, telephone, fiber optic, and communication systems) and transfer that information to the final drawing. The information transferred will be source referenced on the survey map. Matrix will field locate and show on our final plan all visible features and measured inverts to pipes for each manhole and catch basin found.

Quality Level C – Field location

Matrix will field locate all visible features such as manholes, catch basins, valves, ventilation shafts, hydrants, electric and telephone boxes, cable boxes, traffic signal poles and boxes, and measure inverts to pipes for each manhole and catch basin found.

The topographic/utility survey will be prepared under the direct supervision of a licensed New Jersey State land surveyor and will be in accordance with all applicable survey regulations and standards of New Jersey Administrative Code Title 13, Chapter 40 State Board of Professional Engineers, and Land Surveyors.

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Deliverables

A digital copy of the topographical survey will be provided in AutoCAD 2021 Civil 3D format.

Exclusions and assumptions made for this proposal:

1. The Client will provide Matrix with the existing topography and all other related boundary, topographic and utility maps they have on file as required.
2. It will be the responsibility of the Client to provide and coordinate the scheduled access to the site for Matrix staff if needed.
3. Matrix will provide deliverables as specified on the RFP. Matrix will provide all electronic copies in Civil3D AutoCAD 2021 format.
4. This proposal does not include a new property survey
5. This proposal does not include Construction Layout.
6. This proposal does not include As-built survey and mapping.
7. This proposal does not include survey inside buildings or structures
8. This proposal does not include TV scanning of the storm and sanitary lines.
9. This proposal does not include cleaning of the storm/sanitary lines.
10. This proposal does not include GPR services OR Potholing (Soft-Dig)
11. This proposal does not include Tree identification services.

COMPENSATION

The Client shall pay, and Matrix shall accept as full compensation for the services to be provided and obligations to be assumed by Matrix hereunder, the following fees:

Topographic/Utility Survey Fixed Fee:

Option-1 (Additional Survey Area within streets and abutting property):	<u>\$15,000.00</u>
Option-2 (Additional Survey Area of adjacent property and Streets):	<u>\$34,000.00</u>
<u>Total Combined cost for Options 1 and 2</u>	<u>\$49,000.00</u>

Service delays associated with any acts of war, acts of God, acts of a legislative, administrative, or judicial entity, or other forms of Force Majeure, including but not limited to fires, floods, hurricanes, unusually severe weather, disease, and pandemic, shall not constitute grounds for default. It is expressly recognized that any of these events may result in disruptions of work due to restrictions on access to legal documents, record plans, and work sites. Based upon the effect of the Force Majeure on the performance of the Work, Matrix shall be granted a time extension and compensated for time expended pursuant to its good faith attempts to achieve the Work. (Client's) remedy for any delay caused by Force Majeure shall be the negotiation of an equitable adjustment of the project schedule

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE ACCESS AGREEMENT WITH ONE JOURNAL SQUARE TOWER NORTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE TOWER SOUTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE PARTNERS URBAN RENEWAL COMPANY LLC, AND ONE JOURNAL SQUARE CONDOMINIUM ASSOCIATION INC. WITH RESPECT TO CERTAIN 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, in accordance with the Redevelopment Law, the City designated that certain area known as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Journal Square 2060 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 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 “**Pathside 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 Pathside Property and to provide designated municipal funding for the Agency’s redevelopment activities, and have set forth their respective obligations within a Cooperation Agreement for the Journal Square Cultural and Arts Initiative, dated May 5, 2021 (the “**Cooperation Agreement**”); and

WHEREAS, the Agency and the City have entered into a Memorandum of Understanding with the City and the Centre national d’art et de culture Georges Pompidou 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, on October 21, 2020, the Agency and One Journal Square Tower North Urban Renewal Company LLC, One Journal Square Tower South Urban Renewal Company LLC, One Journal Square Partners Urban Renewal Company LLC (collectively the **"One Journal Square Owners"**) entered into an Amended and Restated Redevelopment Agreement (**"Redevelopment Agreement"**) for the property known as 10 Journal Square, Jersey City, New Jersey, identified on the tax map of the City as Block 9501, Lot 23 (the **"One Journal Premises"**); and

WHEREAS, the One Journal Premises are located adjacent to the Pathside Property; and

WHEREAS, One Journal Square Owners intend to develop the One Journal Premises in accordance with the Redevelopment Agreement; and

WHEREAS, on May 17, 2022, the Agency approved Resolution No. 22-05-12, authorizing an access agreement with Redeveloper and One Journal Square Owners (the **"Access Agreement"**); and

WHEREAS, the One Journal Square Owners have requested an Amendment to the Access Agreement (the **"Amendment"**) to install a temporary electrical panel from the Pathside Building electrical service to power small sump pumps and temporary heat tracing (**"Additional Work"**); and

WHEREAS, the Redeveloper will perform all of the Additional Work and bear all of the costs related to the installation and removal of the temporary electrical panel, will pay the Agency's costs related to the additional electric usage, and will pay any other costs incurred by the Agency related to the Additional Work; and

WHEREAS, the proposed Amendment authorizes One Journal Square Owners and their agents, representatives, designees, consultants, contractors, and/or subcontractors to access the Pathside Property to perform the Additional Work, in accordance with the terms of the Amendment,

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

Section 1. The above recitals 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 and directed to execute the Amendment in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency, in consultation with counsel.

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

Section 4. This Resolution shall take effect immediately.

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

Withdrawn

Item #13

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 21-05-ED3 WITH OMA AMO ARCHITECTURE, P.C. FOR ARCHITECTURE AND RELATED SERVICES FOR THE PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) 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, 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**”), located within the Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan; 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 certain municipal funding for the Agency’s redevelopment activities, and have set forth their respective obligations within a Cooperation Agreement for the Journal Square Cultural and Arts Initiative, dated May 5, 2021 (the “**Cooperation Agreement**”); and

WHEREAS, the Agency has entered into a series of contracts with the Centre national d’art et de culture Georges Pompidou as the cultural partner for the redevelopment of the Pathside Building; and

WHEREAS, in furtherance of its responsibilities under the Redevelopment Law, the Cooperation Agreement, and the Pompidou Contracts, the Agency requires full architecture design services (design and implementation) for the Pathside Building (the “**Architecture Services**”) in order to design and renovate the existing 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; and

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

WHEREAS, the Agency previously entered into that certain Professional Services Contract No. 21-05-ED3 dated July 1, 2021 (the "**2021 Contract**") with OMA*AMO Architecture, P.C. ("**OMA**") for performance of the Architecture Services; and

WHEREAS, on August 16, 2022, by Resolution 22-08-5, the Agency authorized a contract with OMA to provide OMA with additional time to complete the Architecture Services for term commencing on July 1, 2022, and expiring on June 30, 2023 (the "**2022 Contract**"); and

WHEREAS, the scope and cost of the Architecture Services required has been revised by OMA in consultation with the Agency; and

WHEREAS, on November 17, 2022, OMA submitted an updated proposal to the Agency (the "**Proposal**") requesting an amendment to the 2022 Contract, and detailing the revised scope of Architecture Services and the revised increased cost of those Architecture Services in an amount not to exceed Seven Million Six Hundred Seven Thousand Thirty Dollars (\$7,607,030.00) for the contract term set forth in the 2022 Contract; and

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

WHEREAS, the Architecture Services are professional services within the definition contained in *N.J.S.A. 40A:11-2* and exempt from public bidding; and

WHEREAS, pursuant to the LPCL, the Agency desires to amend the 2022 Contract (as reauthorized, the "**2022 Contract Amendment**") for the performance of Architecture Services as outlined in the Proposal; and

WHEREAS, the 2022 Contract Amendment will be funded by monies received from the City in accordance with the Cooperation Agreement and/or with the proceeds of a grant from the State of New Jersey Department of State/New Jersey Council on the Arts; and

WHEREAS, OMA 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 2022 Contract Amendment will prohibit OMA from making any reportable contributions through the term of the 2022 Contract; and

WHEREAS, notice of the award of the 2022 Contract Amendment 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 that:

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

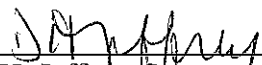
Section 2. The Board of Commissioners hereby authorizes the 2022 Contract Amendment with OMA for the Architecture Services for the contract term commencing on July 1, 2022, and expiring on June 30, 2023 and payable at the rates set forth in the Proposal for a total amount not to exceed Seven Million Six Hundred Seven Thousand Thirty Dollars (\$7,607,030.00) for the scope of work set forth in the Proposal, and subject to the terms and conditions set forth in the 2022 Contract Amendment, 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 each hereby authorized to execute and deliver the 2022 Contract Amendment, together with such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency in consultation with counsel and to undertake all other actions necessary to effectuate the 2022 Contract Amendment and this Resolution, all in accordance with the LPCL, and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. The Agency shall publish notice of the award of the 2022 Contract Amendment in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on December 20, 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 TO AUTHORIZE THE
ACCEPTANCE OF THE TRANSFER OF PROPERTY
OWNED BY THE CITY OF JERSEY CITY
IDENTIFIED AS BLOCK 10601, LOT 41, ALSO
KNOWN AS THE LOEW'S JERSEY THEATRE,
WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT AREA**

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

WHEREAS, pursuant to the Redevelopment Law, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the area entitled the Journal Square 2060 Redevelopment Plan, as may be further amended and supplemented from time to time (the "**Redevelopment Plan**"); and

WHEREAS, the City owns the historic Loew's Jersey Theatre (the "**Theatre**") together with certain property within the Redevelopment Area upon which the Theatre is situated, identified as Block 10601, Lot 41 on the official tax map of the City, commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (together with the Theatre, the "**Property**"); and

WHEREAS, the Theatre is listed on the New Jersey Register of Historic Places; and

WHEREAS, the City has determined to rehabilitate the Property as a catalyst for the economic and artistic renaissance of Journal Square and the entire City; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-39(e)* and *(f)*, the City may enter into agreements with the Agency and may take other actions as is necessary or convenient to aid and cooperate in the planning, undertaking and construction of redevelopment projects; and

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

2023, which authorizes transfer of the Property from the City to the Agency; and

WHEREAS, the Agency desires to acquire the Property from the City for One Dollar (\$1.00);

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

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

Section 2. Pursuant to the Redevelopment Law and the Redevelopment Plan, the Agency is the “redevelopment entity” for the Property. The Agency shall acquire the Property for One Dollar (\$1.00) as described in this Resolution, subject to the City Council’s passage of Ordinance 22-111.

Section 3. Pursuant to *N.J.S.A. 40A:12A-8(b)* and *N.J.S.A. 40A:12A-22(i)*, the Agency’s acquisition of the Property is hereby authorized for the purpose of implementing the Redevelopment Plan.

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

Section 5. The Chair, Vice Chair, Executive Director, Secretary and other necessary Agency Officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

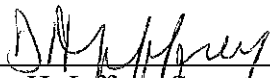
Section 6. The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

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

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

Section 9. This Resolution shall take effect immediately.

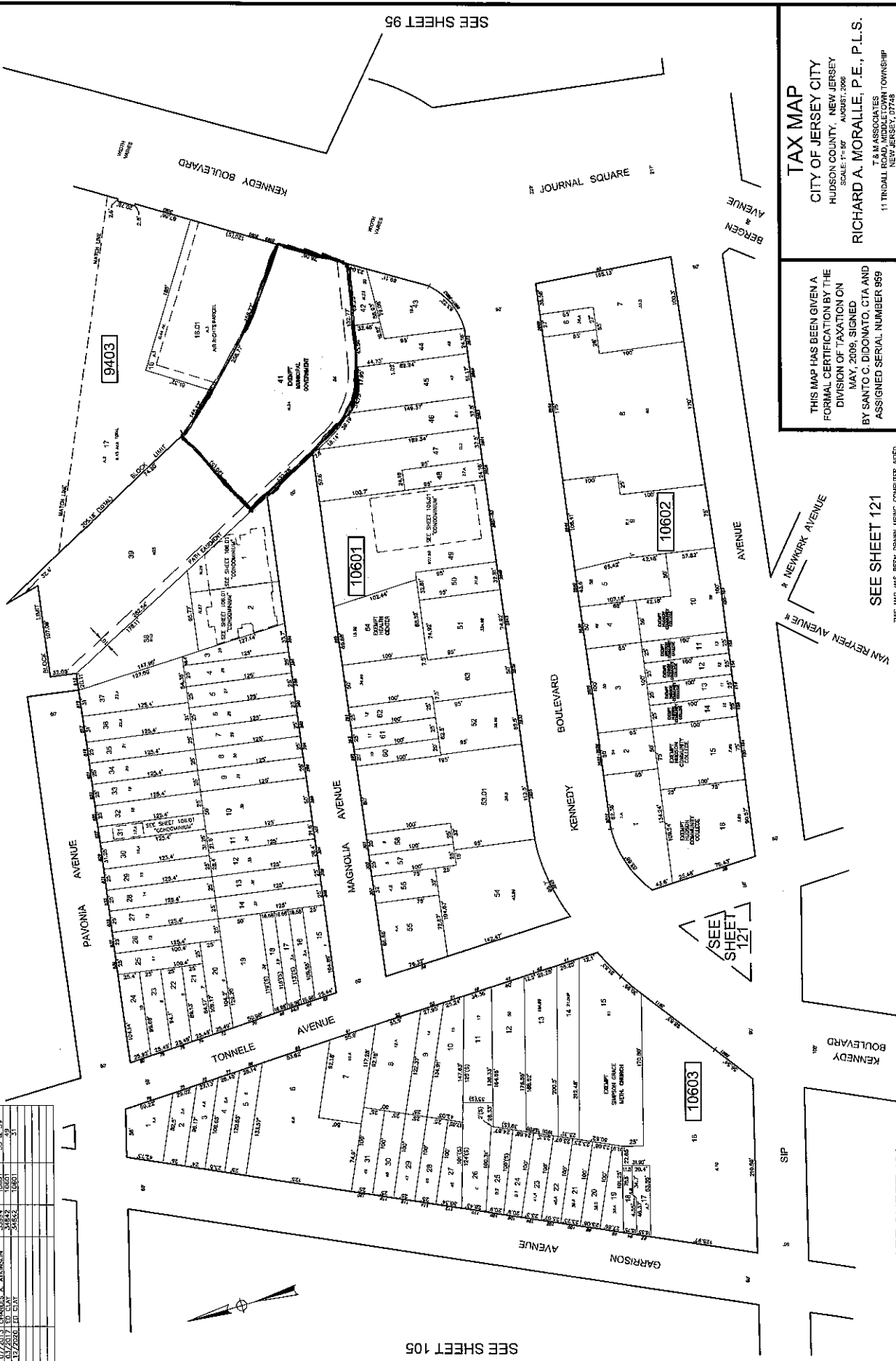
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 20, 2022.


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 94

SEE SHEET 105



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

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

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

SEE SHEET 121

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

SEE SHEET 120

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE AGENCY TO ENTER INTO A SETTLEMENT AGREEMENT
FOR PROPERTY LOCATED AT BLOCK 17504, LOTS 20, 23, AND
24 COMMONLY KNOWN AS 118 MONITOR STREET, 124
MONITOR STREET, AND 126 MONITOR STREET WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA**

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

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

WHEREAS, Johnston II Associates, LLC previously had been designated as the Redeveloper for real property within the Morris Canal Redevelopment Area but its designation was terminated on March 19, 2013 pursuant to Resolution No. 13-03-12; and

WHEREAS, during the time that Johnston II Associates, LLC was designated as the Redeveloper, it received title to two properties subject to the terms of a Redevelopment Agreement between the JCRA and Johnston II Associates, LLC; and

WHEREAS, on July 11, 2022, the JCRA commenced litigation against Johnston II Associates, LLC and other parties in the Superior Court of Hudson County, Docket No. HUD-L-002260-22, entitled Jersey City Redevelopment Agency v. Johnston II Associates, LLC, Jack Pires et al. to exercise its reversionary interests as set forth in the Redevelopment Agreement and revert title to the two properties back to the JCRA; and

WHEREAS, the parties to this litigation seek to settle the claims therein and resolve issues relating to ownership of the two properties subject to the Reverter Clause as well as an additional property in the Morris Canal Redevelopment Area.

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

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

Section 2. The JCRA is hereby authorized to enter into a Settlement Agreement with Johnston II Associates, LLC; Jack Pires; America Seabra; Spirit Logistics Network, Inc. (f/k/a Spirit Delivery & Distribution, Inc.); and LDF III, LLC, the form of which is attached hereto and made part hereof as **Exhibit A**.

Section 3. The Executive Director is hereby authorized and directed to take all actions necessary to effectuate this Resolution, in consultation with counsel, including the execution of the approved Settlement Agreement and any other associated documents necessary to effectuate the purposes of this Resolution.

Section 4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 5. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at the Regular Meeting of December 20, 2022.

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

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

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

Section 1. The regular meetings of the Agency shall be held virtually via Zoom, until otherwise decided by the Board of Commissioners of the Agency, on the third Tuesday of each month at 6:00 p.m., unless otherwise noted. The meeting dates for the 2023 calendar year and the beginning of 2023 are as follows:

February 21, 2023
March 21, 2023
April 18, 2023
May 16, 2023
June 20, 2023
July 18, 2023
August 15, 2023
September 19, 2023
October 17, 2023
*November 28, 2023 (fourth Tuesday of the month)
*December 19, 2023 (Meeting begins at 5:00 p.m.)
January 16, 2024

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

Section 3. A certified copy of this Resolution shall be posted within seven (7) days after the date of adoption in the offices of the Agency, located at 4 Jackson Square, Jersey City, New Jersey, and the offices of the City of Jersey City, located at 280 Grove Street, Jersey City, New Jersey, and mailed by the Secretary to the newspapers identified in Section 2, and filed with the Clerk of the City of Jersey City.

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

Section 5. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 20, 2022.

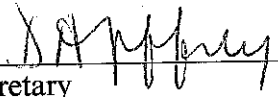

Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Green				✓
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
DECEMBER 20, 2022**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of December 20, 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 December 20, 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 December 20, 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	12/20/2022	12/1/2022	53	Scaffold Services at 84 Slip Avenue -December	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$1,200.00	\$0.00		\$1,200.00
				1 invoice(s) listed.				
AFLAC								
AFLAC	12/20/2022	12/1/2022	666022	Employee Deductions per Payroll - November	\$522.12	\$0.00		\$522.12
				Totals for AFLAC:	\$522.12	\$0.00		\$522.12
				1 invoice(s) listed.				
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	12/20/2022	11/30/2022	6169	Oversight & Mgmt Services for EPA Mill Cre	\$1,302.50	\$0.00		\$1,302.50
BROWNFIELD REDEVELOPMENT S	12/20/2022	11/30/2022	6170	Morris Canal - Greentway EPA Multipurpose G	\$2,117.50	\$0.00		\$2,117.50
BROWNFIELD REDEVELOPMENT S	12/20/2022	11/30/2022	6083	Oversight & Mgmt Services for EPA Hazardou	\$2,300.00	\$0.00		\$2,300.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$5,720.00	\$0.00		\$5,720.00
				3 invoice(s) listed.				
CANOPY								
CANOPY	12/20/2022	10/2/2022	33372	Centre Pompidou - Hotel Reservations for Oc	\$1,145.94	\$0.00		\$1,145.94
				Totals for CANOPY:	\$1,145.94	\$0.00		\$1,145.94
				1 invoice(s) listed.				
CASH								
CASH	12/20/2022	12/15/2022	December	Petty Cash Replenishment	\$212.24	\$0.00		\$212.24
				Totals for CASH:	\$212.24	\$0.00		\$212.24
				1 invoice(s) listed.				
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	12/20/2022	11/27/2022	INV17437648	Expense Reimbursement - Zoom	\$91.31	\$0.00		\$91.31
CHRISTOPHER FIORE	12/20/2022	11/15/2022	Nov. 2022	Meals At Conference 11/15&11/16	\$33.52	\$0.00		\$33.52
CHRISTOPHER FIORE	12/20/2022	11/18/2022	Nov. 2022	Hotel Stay At Conference	\$60.00	\$0.00		\$60.00
CHRISTOPHER FIORE	12/20/2022	11/17/2022	Nov. 2022	Trav. MSB 11/14- Conf. 11/15-11/17	\$196.36	\$0.00		\$196.36
				Totals for CHRISTOPHER FIORE:	\$381.19	\$0.00		\$381.19
				4 invoice(s) listed.				
COMCAST								
COMCAST	12/20/2022	11/16/2022	849905354324876	Internet Service at 665 Ocean Avenue	\$187.68	\$0.00		\$187.68
COMCAST	12/20/2022	11/26/2022	8499053544361702	Internet Service at 39 Kearney Ave.	\$489.85	\$0.00		\$489.85
				Totals for COMCAST:	\$677.53	\$0.00		\$677.53
				2 invoice(s) listed.				

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Confires Fire Protection								
Confires Fire Protection	12/20/2022	11/9/2022	0047158	Fire Safety - 665 Ocean Ave.	\$140.50	\$0.00		\$140.50
				Totals for Confires Fire Protection: 1 invoice(s) listed.	\$140.50	\$0.00		\$140.50
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	12/20/2022	11/14/2022	Dec -2022	Monthly Maintenance Fee December	\$152.40	\$0.00		\$152.40
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$152.40	\$0.00		\$152.40
DELTA STORAGE								
DELTA STORAGE	12/20/2022	12/8/2022	Jan. 2023	Storage Unit - Size: 10x30, Unit #: 1001	\$980.00	\$0.00		\$980.00
DELTA STORAGE	12/20/2022	12/8/2022	Jan. 2023	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	12/20/2022	12/13/2022	December 2022	Employee Reimbursement- Office Lunch	\$158.85	\$0.00		\$158.85
				Totals for DIANA JEFFREY: 1 invoice(s) listed.	\$158.85	\$0.00		\$158.85
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	12/20/2022	11/8/2022	AD#0010497704	Legal Advertisement - Public Notice Request f	\$86.51	\$0.00		\$86.51
EVENING JOURNAL ASSOCIATION	12/20/2022	11/10/2022	AD#0010498941	Legal Advertisement - Public Notice request Iv	\$86.51	\$0.00		\$86.51
EVENING JOURNAL ASSOCIATION	12/20/2022	11/16/2022	AD#0010500966	Legal Advertisement - Public Notice for Reque	\$51.06	\$0.00		\$51.06
EVENING JOURNAL ASSOCIATION	12/20/2022	11/8/2022	AD#0010497705	Legal Advertisement - Public Notice Request P	\$86.51	\$0.00		\$86.51
				Totals for EVENING JOURNAL ASSOCIATION: 4 invoice(s) listed.	\$310.59	\$0.00		\$310.59
FEDERAL EXPRESS								
FEDERAL EXPRESS	12/20/2022	11/14/2022	7-945-73399	Overnight Deliveries - 7-901-52219	\$83.11	\$0.00		\$83.11
				Totals for FEDERAL EXPRESS: 1 invoice(s) listed.	\$83.11	\$0.00		\$83.11
FUSION CREATIVE								
FUSION CREATIVE	12/20/2022	11/22/2022	3178	JCRA Website Support	\$825.00	\$0.00		\$825.00
				Totals for FUSION CREATIVE: 1 invoice(s) listed.	\$825.00	\$0.00		\$825.00
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	12/20/2022	11/1/2022	65117	Legal Services - APRA	\$87.50	\$0.00		\$87.50

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
GLUCK WALRATH LLP	12/20/2022	11/30/2022	65289	Legal Services -APRA	\$595.00	\$0.00		\$595.00
GLUCK WALRATH LLP	12/20/2022	11/30/2022	65290	Legal Services - 185 Dwight Street	\$105.00	\$0.00		\$105.00
GLUCK WALRATH LLP	12/20/2022	11/30/2022	65291	Legal Services - 26 Siedler Street	\$250.00	\$0.00		\$250.00
				Totals for GLUCK WALRATH LLP:	\$1,037.50	\$0.00		\$1,037.50
				4 invoice(s) listed.				
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	12/20/2022	9/28/2022	2787111	Recording Fee - 975 Garfield	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER:	\$33.00	\$0.00		\$33.00
				1 invoice(s) listed.				
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	12/20/2022	11/7/2022	30307758540000	Water & Sewer - 292 MLK Drive - 30307758	\$99.75	\$0.00		\$99.75
JC MUNICIPAL UTILITIES AUTHORITY	12/20/2022	11/7/2022	30304979369009	Water & Sewer - 292 MLK Drive (FL)	\$279.75	\$0.00		\$279.75
JC MUNICIPAL UTILITIES AUTHORITY	12/20/2022	11/14/2022	30306348540000	Water & Sewer - 665 Ocean Ave 3030634854	\$387.67	\$0.00		\$387.67
JC MUNICIPAL UTILITIES AUTHORITY	12/20/2022	11/14/2022	30309320562951	Water & Sewer - 25 Journal Sq F/L 303093205	\$563.99	\$0.00		\$563.99
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$1,331.16	\$0.00		\$1,331.16
				4 invoice(s) listed.				
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	12/20/2022	9/16/2022	07901	Repair Lock on Front Door - 665 Ocean Ave.	\$325.00	\$0.00		\$325.00
				Totals for Kassim Handyman Service, LLC:	\$325.00	\$0.00		\$325.00
				1 invoice(s) listed.				
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	12/20/2022	11/5/2022	28218	Legal Services - Employment Law Issues	\$402.50	\$0.00		\$402.50
KINNEY LISOVICZ REILLY & WOLF	12/20/2022	11/5/2022	28219	Legal Services - JCRA v Crazy Greek	\$332.50	\$0.00		\$332.50
KINNEY LISOVICZ REILLY & WOLF	12/20/2022	11/5/2022	28220	Legal Services - 2 Second St- Lokai	\$105.00	\$0.00		\$105.00
KINNEY LISOVICZ REILLY & WOLF	12/20/2022	11/5/2022	28221	Legal Services - JCRA v Urban League	\$1,001.10	\$0.00		\$1,001.10
KINNEY LISOVICZ REILLY & WOLF	12/20/2022	11/5/2022	28222	Legal Services - Insurance Issues	\$2,030.00	\$0.00		\$2,030.00
KINNEY LISOVICZ REILLY & WOLF	12/20/2022	11/5/2022	28223	Legal Services - Maria Rodrigues v JCRA, et c	\$2,496.24	\$0.00		\$2,496.24
KINNEY LISOVICZ REILLY & WOLF	12/20/2022	10/17/2022	27567	Legal Services - JCRA v Urban League	\$466.20	\$0.00		\$466.20
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$6,833.54	\$0.00		\$6,833.54
				7 invoice(s) listed.				
MATRIX NEW WORLD ENGINEERING PC								
MATRIX NEW WORLD ENGINEERI	12/20/2022	11/11/2022	39801	Professional Services - Schematic Design	\$2,162.50	\$0.00		\$2,162.50
				Totals for MATRIX NEW WORLD ENGINEERING PC:	\$2,162.50	\$0.00		\$2,162.50
				1 invoice(s) listed.				
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199689	Legal Services - Loew's Theater	\$11,007.32	\$0.00		\$11,007.32

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199694	Legal Services - Berry Lane Park	\$1,080.00	\$0.00		\$1,080.00
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199696	Legal Services - 125 Monitor Street	\$24,720.04	\$0.00		\$24,720.04
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199697	Legal Services - Argent Johnston view	\$2,145.00	\$0.00		\$2,145.00
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199704	Legal Services - 8 Aetna	\$2,818.75	\$0.00		\$2,818.75
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199712	Legal Services - 701 Newark Avenue	\$2,112.50	\$0.00		\$2,112.50
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199717	Legal Services - 30 Journal Square	\$5,200.00	\$0.00		\$5,200.00
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199719	Legal Services - General Counsel	\$9,487.19	\$0.00		\$9,487.19
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199722	Legal Services - 8 Erie St Litigation	\$5,005.00	\$0.00		\$5,005.00
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199727	Legal Services - 367 10th Street 360 9th Street	\$2,600.00	\$0.00		\$2,600.00
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199728	Legal Services - 417 Communipaw	\$1,885.00	\$0.00		\$1,885.00
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199731	Legal Services - 500 Summit	\$1,040.00	\$0.00		\$1,040.00
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199734	Legal Services - Commercial Street	\$9,934.22	\$0.00		\$9,934.22
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199746	Legal Services - 612-616 Communipaw Avenue	\$1,657.50	\$0.00		\$1,657.50
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199757	Legal Services - 168 Sip/ Claremont	\$1,625.00	\$0.00		\$1,625.00
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199761	Legal Services - BNE/Grand Jersey	\$15,177.50	\$0.00		\$15,177.50
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199699	Legal Services - Pathside	\$32,824.07	\$0.00		\$32,824.07
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199736	Legal Services - 25 Christopher Columbus	\$1,040.00	\$0.00		\$1,040.00
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199758	Legal Services - 808 Pavonia - KRE/Silverstici	\$1,040.00	\$0.00		\$1,040.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$132,399.09	\$0.00		\$132,399.09
19 Invoice(s) listed.								
METLIFE	12/20/2022	12/1/2022	January 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	12/20/2022	12/1/2022	January 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
Totals for METLIFE:					\$150.00	\$0.00		\$150.00
2 Invoice(s) listed.								

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
OMA*AMO Architecture PC	12/20/2022	10/18/2022	NJ00004	Stage 2. Schematic Design - Fee 30% - Patasi	\$288,000.00	\$0.00		\$288,000.00
OMA*AMO Architecture PC	12/20/2022	11/29/2022	NJ00005	Stage 2. Schematic Design - Fee 30% - Patasi	\$288,000.00	\$0.00		\$288,000.00
				Totals for OMA*AMO Architecture PC:	\$576,000.00	\$0.00		\$576,000.00
				2 invoice(s) listed.				
Paul Ferricola & Associates, LLC								
Paul Ferricola & Associates, LLC	12/20/2022	12/5/2022	3894	Services- 323 Johnston Ave. Block 19003 Lot 1	\$2,697.50	\$0.00		\$2,697.50
				Totals for Paul Ferricola & Associates, LLC:	\$2,697.50	\$0.00		\$2,697.50
				1 invoice(s) listed.				
Peter Waldor & Associates								
Peter Waldor & Associates	12/20/2022	12/5/2022	31396	Property Insurance - 39 Kearney Avenue/4 Ja	\$891.70	\$0.00		\$891.70
				Totals for Peter Waldor & Associates:	\$891.70	\$0.00		\$891.70
				1 invoice(s) listed.				
PITNEY BOWES CREDIT CORPORATIO								
PITNEY BOWES CREDIT CORPORATIO	12/20/2022	11/9/2022	1021896325	Postage Machine - Lease 8/31/2022 - 11/29/2	\$126.00	\$0.00		\$126.00
				Totals for PITNEY BOWES CREDIT CORPORATIO:	\$126.00	\$0.00		\$126.00
				1 invoice(s) listed.				
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$29.10	\$0.00		\$29.10
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$25.29	\$0.00		\$25.29
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$72.74	\$0.00		\$72.74
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$85.46	\$0.00		\$85.46
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$124.63	\$0.00		\$124.63
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$109.46	\$0.00		\$109.46
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$64.62	\$0.00		\$64.62
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$50.92	\$0.00		\$50.92
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$55.86	\$0.00		\$55.86
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$54.06	\$0.00		\$54.06
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$28.68	\$0.00		\$28.68
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$42.99	\$0.00		\$42.99
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/17/2022	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$23.41	\$0.00		\$23.41
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/18/2022	75-481-965-04	Gas & Electric - 51 Crescent Avenue - Fl 1	\$52.61	\$0.00		\$52.61
PUBLIC SERVICE ELECTRIC & GAS	12/20/2022	11/16/2022	75-491-378-03	Gas & Electric - 51 Crescent Avenue - Fl 2	\$40.62	\$0.00		\$40.62
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$860.45	\$0.00		\$860.45
				15 invoice(s) listed.				

READY REFRESH
READY REFRESH

12/20/2022 12/3/2022 Dec. 2022

H/C Water dispenser

\$109.90 \$0.00

\$109.90

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
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	12/20/2022	11/30/2022	1183361	Legal Services - Lease Agreement with PSEG	\$330.75	\$0.00		\$330.75
Schenck Price Smith & King, LLP	12/20/2022	11/4/2022	1181668	Legal Services - Lease Agreement with PSEG	\$367.50	\$0.00		\$367.50
Schenck Price Smith & King, LLP	12/20/2022	11/4/2022	1181669	Legal Services - Lease Agreement with USPS	\$1,714.13	\$0.00		\$1,714.13
				Totals for Schenck Price Smith & King, LLP:	\$2,412.38	\$0.00		\$2,412.38
				3 invoice(s) listed.				
Silagay Contracting, LLC.								
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-1	Lawn Maintenance & Trash Removal- 185 Dw	\$276.66	\$0.00		\$276.66
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-2	Lawn Maintenance & Trash Removal- 284 ML	\$434.00	\$0.00		\$434.00
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-3	Lawn Maintenance & Trash Removal - 174-1	\$1,057.86	\$0.00		\$1,057.86
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-4	Lawn Maintenance & Trash Removal - 292 ML	\$488.25	\$0.00		\$488.25
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-6	Lawn Maintenance & Trash Removal- 326-3	\$651.00	\$0.00		\$651.00
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-7	Lawn Maintenance & Trash Removal- 408-4	\$553.35	\$0.00		\$553.35
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-8	Lawn Maintenance & Trash Removal- 199 Wo	\$309.21	\$0.00		\$309.21
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-10	Lawn Maintenance & Trash Removal- 665 Oc	\$390.60	\$0.00		\$390.60
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-11	Lawn Maintenance & Trash Removal - Manila	\$563.61	\$0.00		\$563.61
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-12	Lawn Maintenance & Trash Removal - 550 Jo	\$1,236.39	\$0.00		\$1,236.39
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-13	Lawn Maintenance & Trash Removal - 84 Sip	\$325.50	\$0.00		\$325.50
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-14	Lawn Maintenance & Trash Removal - 80 Ba	\$585.90	\$0.00		\$585.90
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-17	Lawn Maintenance & Trash Removal - 558 Co	\$453.70	\$0.00		\$453.70
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-18	Lawn Maintenance & Trash Removal - 612-6	\$797.46	\$0.00		\$797.46
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-19	Lawn Maintenance & Trash Removal - 51 Cr	\$292.95	\$0.00		\$292.95
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-20	Lawn Maintenance & Trash Removal - 125 Mc	\$2,441.25	\$0.00		\$2,441.25
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-21	Lawn Maintenance & Trash Removal - 199 St	\$1,003.60	\$0.00		\$1,003.60
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-5	Lawn Maintenance & Trash Removal - 314 ML	\$434.00	\$0.00		\$434.00
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-9	Lawn Maintenance & Trash Removal- 405-4	\$276.66	\$0.00		\$276.66
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-15	Lawn Maintenance & Trash Removal - 336-3	\$651.00	\$0.00		\$651.00
Silagay Contracting, LLC.	12/20/2022	11/30/2022	12934-16	Lawn Maintenance & Trash Removal - 1054 G	\$325.50	\$0.00		\$325.50
				Totals for Silagay Contracting, LLC.:	\$13,550.45	\$0.00		\$13,550.45
				21 invoice(s) listed.				
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	12/20/2022	12/5/2022	6011 1000 6095 467	Office Supplies	\$2,478.56	\$0.00		\$2,478.56
				Totals for STAPLES CREDIT PLAN:	\$2,478.56	\$0.00		\$2,478.56
				1 invoice(s) listed.				
Sylvia Henry								
Sylvia Henry	12/20/2022	12/2/2022	Dec. 2022	Employee Reimbursement - Dental	\$2,500.00	\$0.00		\$2,500.00

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Totals for Sylvia Henry:								
1 invoice(s) listed.					\$2,500.00	\$0.00		\$2,500.00
THE HARTFORD								
THE HARTFORD	12/20/2022	12/9/2022	12133914	Yearly Renewal - Workers Compensation- 01	\$3,695.00	\$0.00		\$3,695.00
Totals for THE HARTFORD:					\$3,695.00	\$0.00		\$3,695.00
1 invoice(s) listed.								
Thornton Tomasetti, Inc.								
Thornton Tomasetti, Inc.	12/20/2022	12/6/2022	N22351.00-4	Professional Services- Pathside Oct.29 through	\$15,200.00	\$0.00		\$15,200.00
Totals for Thornton Tomasetti, Inc.:					\$15,200.00	\$0.00		\$15,200.00
1 invoice(s) listed.								
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	12/20/2022	11/26/2022	5022840672	Payment for Copier Lease -11/21/2022-12/20/	\$1,135.35	\$0.00		\$1,135.35
Totals for TOSHIBA FINANCIAL SERVICES:					\$1,135.35	\$0.00		\$1,135.35
1 invoice(s) listed.								
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	12/20/2022	11/9/2022	222277000	Annual Site Remediation Fee- Morris Canal	\$1,850.00	\$0.00		\$1,850.00
Totals for TREASURER - STATE OF NEW JERSEY:					\$1,850.00	\$0.00		\$1,850.00
1 invoice(s) listed.								
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	12/20/2022	12/1/2022	November	Case/Property Mgmt. Services at 665 Ocean A	\$4,791.67	\$0.00		\$4,791.67
Totals for UNITED WAY OF HUDSON COUNTY:					\$4,791.67	\$0.00		\$4,791.67
1 invoice(s) listed.								
VERIZON ENGINEERING								
VERIZON ENGINEERING	12/20/2022	11/23/2022	9921364127	Agency Cell Phone Bill	\$187.19	\$0.00		\$187.19
Totals for VERIZON ENGINEERING:					\$187.19	\$0.00		\$187.19
1 invoice(s) listed.								
VICTORIA BONNERS								
VICTORIA BONNERS	12/20/2022	11/23/2022	Dec. 2022	Employee Reimbursement -Dental	\$89.00	\$0.00		\$89.00
Totals for VICTORIA BONNERS:					\$89.00	\$0.00		\$89.00
1 invoice(s) listed.								
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	12/20/2022	11/30/2022	234277462	Office Supplies	\$187.83	\$0.00		\$187.83
W. B. MASON CO., INC.	12/20/2022	12/2/2022	234632332	Office Supplies	\$214.70	\$0.00		\$214.70

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Wielkocz & Company, LLC. Wielkocz & Company, LLC.	12/20/2022	12/1/2022	22-00085-02794	CFO Accounting Services Rendered Dec. 20	\$7,500.00	\$0.00		\$7,500.00
				Totals for Wielkocz & Company, LLC.:	\$7,500.00	\$0.00		\$7,500.00
				1 invoice(s) listed.				
WORKZONE, LLC WORKZONE, LLC	12/20/2022	10/24/2022	11775	License and Hosting Fee - 10/24/2022-1/23/20	\$900.00	\$0.00		\$900.00
				Totals for WORKZONE, LLC:	\$900.00	\$0.00		\$900.00
				1 invoice(s) listed.				
XEROX CORPORATION XEROX CORPORATION XEROX CORPORATION	12/20/2022	11/26/2022	176457017	Meter Usage / Printer- Unconnected Device	\$10.00	\$0.00		\$10.00
	12/20/2022	11/4/2022	017526840	Meter Usage / Printer-	\$191.27	\$0.00		\$191.27
				Totals for XEROX CORPORATION:	\$201.27	\$0.00		\$201.27
				2 invoice(s) listed.				
GRAND TOTALS:					\$797,158.99	\$0.00		\$797,158.99

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: Next week (12/18/2022 to 12/24/2022)

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	12/20/2022	11/28/2022	0317599	Engineering Services - Bayfront Redevelopment	\$21,708.00	\$0.00		\$21,708.00
				Totals for CME ASSOCIATES:	\$21,708.00	\$0.00		\$21,708.00
FUSION CREATIVE								
FUSION CREATIVE	12/20/2022	11/22/2022	3177	Bayfront Website&Signage Support	\$4,000.00	\$0.00		\$4,000.00
				Totals for FUSION CREATIVE:	\$4,000.00	\$0.00		\$4,000.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	12/20/2022	11/15/2022	199705	Legal Services - Bayfront Honeywell	\$1,622.50	\$0.00		\$1,622.50
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$1,622.50	\$0.00		\$1,622.50
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	12/20/2022	11/8/2022	77960.03-0-10	Architectural Services - Bayfront Redevelopment	\$1,619.00	\$0.00		\$1,619.00
				Totals for Perkins Eastman Architects DPC:	\$1,619.00	\$0.00		\$1,619.00
Wielkottz & Company, LLC.								
Wielkottz & Company, LLC.	12/20/2022	12/6/2022	22-00085-02808	Professional Accounting Services - Bayfront	\$1,150.00	\$0.00		\$1,150.00
				Totals for Wielkottz & Company, LLC.:	\$1,150.00	\$0.00		\$1,150.00
				GRAND TOTALS:	\$30,099.50	\$0.00		\$30,099.50

Jersey City Redevelopment Agency Cash Requirements Report

INVESTORS BANK

Report name: Invoice Due Today-INVESTORS

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: Next week (12/18/2022 to 12/24/2022)

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 Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
LA CENTRE NATIONAL d'ART et de CUL TURE GEORGES POMPIDOU								
LA CENTRE NATIONAL d'ART et de C	12/20/2022	11/23/2022	0000590	Implementation Contract - Travel Feb. 2022-1	\$57,352.79	\$0.00		\$57,352.79
Totals for LA CENTRE NATIONAL d'ART et de CUL TURE GEORGES POMPIDOU:					\$57,352.79	\$0.00		\$57,352.79
GRAND TOTALS:					\$57,352.79	\$0.00		\$57,352.79

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: Next week (12/18/2022 to 12/24/2022)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Provident - Pathside

Include all Invoice Attributes

Include all Vendor Attributes

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF DECEMBER 20, 2022

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of December 20, 2022

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of December 20, 2022 be approved as presented.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated December 20, 2022

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 22-12-JF2 WITH CME ASSOCIATES FOR SURVEYING SERVICES FOR THE PROPERTIES LOCATED AT BLOCK 15801, LOT 3.02 AND BLOCK 15702, LOT 5 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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

WHEREAS, 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 “**Agency Property**”), which is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, Consolidated Rail Corporation (“**Conrail**”) owns certain property identified as Block 15702, Lot 5 on the tax maps of the City, also 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 (individually the “**Conrail Property**” and with the Agency Property, the “**Properties**”), which is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, the Agency has determined to redevelop the Properties pursuant to its powers under the Redevelopment Law; and

WHEREAS, the Agency has determined it has a need for surveying services in order to proceed with redevelopment of the Properties (the “**Surveying 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, CME Associates (“**CME**”) submitted a detailed proposal to the Agency for the Surveying Services dated December 1, 2022 (the “**Proposal**”); and

WHEREAS, CME possesses the skills and expertise necessary to perform and complete the Surveying Services set forth in the Proposal; and

WHEREAS, the Agency desires to enter into a professional services contract with CME (the "**Contract**") to perform the Surveying Services as outlined in the Proposal, for a total amount not to exceed Four Thousand Five Hundred Dollars (\$4,500.00), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, in accordance with the LPCL, *N.J.S.A. 40A:11-5(1)(a)(i)*, the Surveying Services are professional services exempt from public bidding; and

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

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


Section 1. The 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 CME to perform and complete the Surveying Services for a term to expire upon completion of the Surveying Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, payable in accordance with the rates set forth in the Proposal for a total amount not to exceed Four Thousand Five Hundred Dollars (\$4,500.00), subject to the terms and conditions of the Agency's form professional services agreement, together with any such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency in consultation with counsel, and to undertake all actions necessary to effectuate the Contract and this Resolution, all in accordance with the LPCL, and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 3. The Agency shall publish notice of the award of the Contract in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

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 December 20, 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				✓



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP

December 1, 2022

Jason Friedkin
Jersey City Redevelopment Agency
4 Jackson Square
Jersey City, New Jersey 07305

**RE: Proposed Riparian Grant Map & Description
Through Lot 10, Block 22602
City of Jersey City, New Jersey**

Dear Mr. Friedkin:

CME Associates, hereinafter CONSULTANT, is pleased to offer the following proposal for land surveying services as per Jersey City Redevelopment Agency's, hereinafter CLIENT's, request.

I. PROPERTY IN QUESTION

Site is known as Lot 5, Block 15702, and Lot 3.02, Block 15801, N/F Jersey City Redevelopment Agency, on the City of Jersey City Tax Map, Sheet Nos. 158 & 158.05.

II. PURPOSE

To provide CLIENT with surveying services as requested in an email transmission dated November 21, 2022.

III. SCOPE OF PROFESSIONAL SERVICES

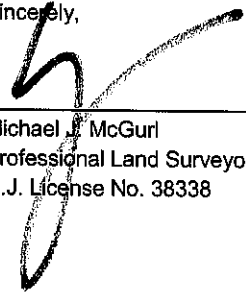
1. Prepare a riparian grant map and description from existing Filed Map No. 26-16, filed December 15, 2016. Field work will be limited to location of existing property markers to place the filed map on State Plane coordinate base for riparian mapping.

Cost for the above professional services: \$ 4,500.00

Client shall provide additional documents for the subject property.

This constitutes a price quote for professional services, if CLIENT decides to award CONSULTANT the aforementioned work, CLIENT should sign a copy of this quote and return it to the CONSULTANT. Thank you, in advance, for considering CME Associates for your land surveying and mapping requirements.

Sincerely,


Michael J. McGurl
Professional Land Surveyor
N.J. License No. 38338

VIA Email jfriedkin@jcnj.org

info

No.: 22-12-

A

Regular Meeting
December 20, 2022

A G E N D A

INFORMATIONAL ITEM

Turnkey Redevelopment Area - The property commonly known as 185 Dwight Street in Jersey City identified on the City tax map as Block 25604, Lot 8 (the "Property") is located within the Turnkey Redevelopment Area and is governed by the Turnkey Redevelopment Plan. On April 27, 2022, the Agency entered into a redevelopment agreement (the "Redevelopment Agreement") with 21 Contracting, LLC (the "Redeveloper") which provided, among other things, that the Agency would sell the Property to the Redeveloper and that the Redeveloper would thereafter redevelop the Property in accordance with a schedule set forth within the Redevelopment Agreement. Prior to the closing on the sale of the Property, the Redeveloper advised the Agency that the Redeveloper no longer wants to purchase the Property and asked that the Redevelopment Agreement between the Agency and the Redeveloper be terminated. The Agency is willing to terminate the Redevelopment Agreement so long as the Redeveloper reimburses the Agency for all Agency Costs relating to this project.

Jason M. Friedkin