

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 22-12-RN18 FOR COST ESTIMATOR SERVICES FOR THE PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

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

WHEREAS, the Agency owns and manages certain property identified as Block 9501, Lot 22 on the official tax maps of the City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “**Pathside Building**” or the “**Property**”), located within the Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan; and

WHEREAS, the Agency has determined to repurpose the Pathside Building as a museum pursuant to its powers under the Redevelopment Law; and

WHEREAS, the City and the Agency have determined it is mutually beneficial and in the public interest to work cooperatively on the redevelopment of the Property and to provide 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 and the City have entered into a Memorandum of Understanding and the Centre national d’art et de culture Georges Pompidou as the cultural partner for the redevelopment of the Pathside Building in order to design and renovate the Pathside Building and prepare it to be used as a cultural hub with uses potentially including, but not limited to, a museum, gallery, studio, educational and event space, café, restaurant and/or museum shop (the “**Pathside Museum Project**”); and

WHEREAS, in furtherance of the goals and objectives of Redevelopment Law and Redevelopment Plan and to support the Pathside Museum Project, the Agency requires cost estimator services (the “**Services**”); and

WHEREAS, on November 3, 2022, by Resolution No. 22-SP11-2 the Agency authorized the use of competitive contracting to procure the Services pursuant to *N.J.S.A. 40A:11-4.1 et seq.*; and

WHEREAS, on November 4, 2022, the Agency issued a Request for Proposals for the Services (the “**RFP**”) pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), including but not limited to *N.J.S.A. 40A:11-4.3*; and

WHEREAS, the Agency received seven (7) proposals (each, a “**Proposal**” and collectively, the “**Proposals**”) in response to the RFP; and

WHEREAS, the Agency formed an evaluation committee (the “**Evaluation Committee**”) to review the Proposals; and

WHEREAS, the Evaluation Committee reviewed the Proposals and counsel for the Agency prepared a report in accordance with *N.J.S.A. 40A:11-4.5(d)* (the “**Evaluation Report**”) evaluating the Proposals and, in accordance with the RFP terms, recommended awarding a contract for the Services to Directional Logic, Inc. (“**Directional Logic**”); and

WHEREAS, the Agency wishes to authorize the award of a contract with Directional Logic (the “**Contract**”) for an amount not to exceed \$312,550 to perform the Services, based on the terms and conditions set forth in the RFP and Directional Logic’s Proposal, for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier; and

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

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-4.5(g)*,

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

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

Section 2. The Board of Commissioners hereby awards a contract to Directional Logic for an amount not to exceed \$312,550 to perform the Services, based on the terms, conditions and rates set forth in the RFP and Directional Logic’s Proposal,

for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to negotiate, execute and deliver the Contract with Directional Logic for Services to effectuate this Contract award, 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 4. The Agency shall publish notice of the award of the Contract in a newspaper of general circulation in accordance with the LPCL.

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 Special Meeting of December 6, 2022.



 Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 22-12-RN19 FOR A FOOD SERVICES CONSULTANT FOR THE PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

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

WHEREAS, the Agency owns and manages certain property identified as Block 9501, Lot 22 on the official tax maps of the City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “**Pathside Building**” or the “**Property**”), located within the Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan; and

WHEREAS, the Agency has determined to repurpose the Pathside Building as a museum pursuant to its powers under the Redevelopment Law; and

WHEREAS, the City and the Agency have determined it is mutually beneficial and in the public interest to work cooperatively on the redevelopment of the Property and to provide 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 and the City have entered into a Memorandum of Understanding and the Centre national d’art et de culture Georges Pompidou as the cultural partner for the redevelopment of the Pathside Building in order to design and renovate the Pathside Building and prepare it to be used as a cultural hub with uses potentially including, but not limited to, a museum, gallery, studio, educational and event space, café, restaurant and/or museum shop (the “**Pathside Museum Project**”); and

WHEREAS, in furtherance of the goals and objectives of Redevelopment Law and Redevelopment Plan and to support the Pathside Museum Project, the Agency requires food services consultant (the “**Services**”); and

WHEREAS, on November 3, 2022, by Resolution No. 22-SP11-3 the Agency authorized the use of competitive contracting to procure the Services pursuant to *N.J.S.A. 40A:11-4.1 et seq.*; and

WHEREAS, on November 4, 2022, the Agency issued a Request for Proposals for the Services (the “**RFP**”) pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), including but not limited to *N.J.S.A. 40A:11-4.3*; and

WHEREAS, the Agency received three (3) proposals (each, a “**Proposal**” and collectively, the “**Proposals**”) in response to the RFP; and

WHEREAS, the Agency formed an evaluation committee (the “**Evaluation Committee**”) to review the Proposals; and

WHEREAS, the Evaluation Committee reviewed the Proposals and counsel for the Agency prepared a report in accordance with *N.J.S.A. 40A:11-4.5(d)* (the “**Evaluation Report**”) evaluating the Proposals and, in accordance with the RFP terms, recommended awarding a contract for the Services to JGL Food Service Consultants LLC (“**JGL**”); and

WHEREAS, the Agency wishes to authorize the award of a contract with JGL (the “**Contract**”) for an amount not to exceed \$134,000 to perform the Services, based on the terms and conditions set forth in the RFP and JGL’s Proposal, for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier; and

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

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-4.5(g)*,

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

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

Section 2. The Board of Commissioners hereby awards a contract to JGL for an amount not to exceed \$134,000 to perform the Services, based on the terms, conditions and rates set forth in the RFP and JGL’s Proposal, for a term to expire upon

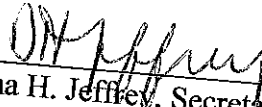
completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to negotiate, execute and deliver the Contract with JGL for Services to effectuate this Contract award, 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 4. The Agency shall publish notice of the award of the Contract in a newspaper of general circulation in accordance with the LPCL.

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 Special Meeting of December 6, 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 Negrón, Jr.	✓			✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 22-12-RN20 FOR MICROBIAL REMEDIATION SERVICES AT PROPERTY IDENTIFIED AS BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

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

WHEREAS, the Agency owns and manages certain property identified as Block 9501, Lot 22 on the official tax maps of the City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the "**Pathside Building**" or the "**Property**"), located within the Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan; and

WHEREAS, the Agency has determined to repurpose the Pathside Building as a museum pursuant to its powers under the Redevelopment Law; and

WHEREAS, the City and the Agency have determined it is mutually beneficial and in the public interest to work cooperatively on the redevelopment of the Property and to provide 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 and the City have entered into a Memorandum of Understanding with the Centre national d'art et de culture Georges Pompidou as the cultural partner for the redevelopment of the Pathside Building in order to design and renovate the Pathside Building and prepare it to be used as a cultural hub with uses potentially including, but not limited to, a museum, gallery, studio, educational and event space, café, restaurant and/or museum shop (the "**Pathside Museum Project**"); and

WHEREAS, in order to undertake the Pathside Museum Project, the Agency determined it has a need for microbial remediation services for the Property (the "**Remediation Services**"); and

WHEREAS, the Agency issued a Request for Bids (“**RFB**”) for Remediation Services pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”); and

WHEREAS, on November 30, 2023, the Agency received two (2) bids in response to the RFB (the “**Bids**”), copies of which are on file with the Agency; and

WHEREAS, the Agency examined the Bids and desires to award a contract (the “**Contract**”) to Apex Development, Inc. (“**Apex**”), the lowest responsible bidder, to perform the Remediation Services for a term to expire upon completion of the Remediation Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, for an amount not to exceed Ninety Four Thousand Seven Hundred Eighty Dollars (\$94,780.00) based on the rates set forth in bid submitted by Apex; and

WHEREAS, the Agency hereby certifies it has funds available to compensate Apex for the Remediation Services,

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

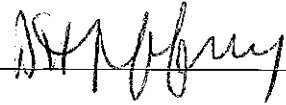
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with Apex to perform and complete the Remediation Services for a term to expire upon completion of the Remediation Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, payable in accordance with the terms of the rates set forth in the bid submitted by Apex for a total amount not to exceed Ninety Four Thousand Seven Hundred Eighty Dollars (\$94,780.00).

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

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting on December 6, 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				✓