

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

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated January 17, 2023

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 EXECUTIVE
SESSIONS OF THE REMOTE PUBLIC MEETINGS OF
DECEMBER 20, 2022**

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

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

2) contract negotiations

3) and personnel

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated January 17, 2023

<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 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 wishes to enter into professional services agreements with each of the qualified legal service providers for a term of one (1) year in accordance with the rates set forth in the respective proposals submitted by each legal service provider, and each contract not to exceed the following amounts:

1. Eric M. Bernstein & Associates, LLC of Warren, NJ; – \$50,000
2. GluckWalrath, LLP of Trenton, NJ; - \$175,000
3. Spiro Harrison & Nelson of Red Bank, NJ; \$175,000
4. Kinney, Lisovicz, Reilly & Wolff PC of Cherry Hill, NJ; \$50,000
5. Florio Kenny Raval, LLP of Lyndhurst, NJ; - \$50,000
6. McManimon, Scotland & Baumann, LLC of Roseland, NJ; – \$175,000
7. Schenck, Price, Smith & King, LLP of Florham Park, NJ; - \$50,000
8. The Hickerson-Breedon Law Firm, PC of Paterson, NJ; \$50,000
9. Paul V. Fernicola & Associates of Red Bank, NJ; \$50,000

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

WHEREAS, the Legal Services are of a professional nature as to come within the purview of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, as being a contract for providing of professional services and is therefore exempt from public bidding; and

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

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

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

Section 2. The above-listed firms are hereby approved and qualified for one (1) year from the date hereof to enter into professional services agreement(s) with the Agency to provide the Legal Services as identified in the RFQ.

Section 3. The Board of Commissioners hereby authorizes a professional services agreement with McManimon, Scotland & Baumann, LLC, Spiro Harrison & Nelson; and Gluck Walrath, LLP for a term of one (1) year submitted by each at the payable rates set forth in the proposals in response to the RFQ, and for a contract amount not to exceed One Hundred and Seventy-Five Thousand Dollars (\$175,000.00) for non-escrow related service and excluding fees paid from bond proceeds. Fees paid from bond proceeds shall be as set forth in the proposal submitted by McManimon, Scotland & Baumann, LLC and reviewed and approved, as appropriate, with all other costs of issuance. Services paid through escrows will be in accordance with the professional services agreement.

Section 4. The Board of Commissioners hereby authorizes professional services agreements with Eric M. Bernstein & Associates, LLC; Florio Kenny Raval, LLP; Schenck, Price, Smith & King, LLP, The Hickerson-Breedon Law Firm, PC of Paterson, NJ, Paul V. Fernicola & Associates of Red Bank and Kinney, Lisovicz, Reilly & Wolff PC, each for a term of one (1) year, each payable at the rates set forth in their respective proposals submitted in response to the RFQ, and each for a contract amount not to exceed Fifty Thousand Dollars (\$50,000.00).

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

Section 6. 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 January 17, 2023.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 23-01-VB1 WITH CONSOLIDATED STEEL AND ALUMINUM FENCE CO., INC. FOR FENCING SERVICES AT ALL AGENCY OWNED PROPERTIES WITHIN THE BAYFRONT I REDEVELOPMENT AREA

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

WHEREAS, pursuant to the Redevelopment Law, the City designated 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, the Agency desires to obtain fencing services at the Bayfront properties (the “**Services**”); and

WHEREAS, Consolidated Steel and Aluminum Fence Co., Inc. (“**Consolidated**”) submitted a quote to the Agency dated January 12, 2023 (the “**Quote**”) to provide the Services, a copy of which is on file with the Agency, in accordance with a State Contract Consolidated has with the State under Solicitation #15-X-23065, Change Order #10 (Amendment #6) T0640 (the “**State Contract**”); and

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

WHEREAS, the Agency desires to enter into a contract with Consolidated (the “**Contract**”) to perform the Services, as directed by the Agency, for a total amount not to exceed Eighty-Two Thousand Two Hundred Eighty-Five Dollars (\$82,285.00) to be paid in accordance with the rates set forth in the Quote and pursuant to and in accordance with the terms and conditions of the State Contract; and

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

WHEREAS, the Agency hereby certifies it has funds available to compensate Consolidated for the Services; and

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

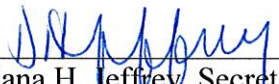
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby awards Contract 23-01-VB1 for the Services to Consolidated pursuant to State Contract No. Solicitation #15-X-23065, Change Order #10 (Amendment #6) T0640, payable at the rates set forth in the Quote, for a total amount not to exceed Eighty-Two Thousand Two Hundred Eighty-Five Dollars (\$82,285.00) and for a term to expire on June 30, 2023, which term may be extended as permitted by the State Contract and applicable law.

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

Section 4. This resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of January 17, 2023.


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				✓



"A Minority Business Enterprise"

CONSOLIDATED STEEL & ALUMINUM FENCE CO., INC.

Email: jfriedkin@jcnj.org

Attn: JASON

Date: 1/12/2023

Submitted to: JERSEY CITY REDEVELOPMENT
AGENCY
PAGE 1 OF 1

Erect at: SAME
KELLOGG STREET
JERSEY CITY,, NJ

We propose the following:

I. FURNISH AND INSTALL 1,660' LF OF 8' HIGH FENCE PLUS GATE

A. ALL FRAMEWORK TO BE SS40 STEEL

1. 2 1/2" OD LINE POSTS
2. 3" OD END, CORNER AND GATE POSTS
3. 4" OD GATE POSTS
 - A. LINE, END, CORNER AND GATE POSTS TO BE SET IN CONCRETE
4. 1 5/8" OD TOP AND BRACE RAIL
5. 7 GAUGE BOTTOM TENSION WIRE
6. 2" X 9 GAUGE FABRIC
7. (1) 20' DOUBLE SWING GATE

INSTALLED PRICE: \$82,285.00

***IMPORTANT:

THIS QUOTE IS VALID IF INSTALLED WITHIN 30 DAYS. ADD 5% PER 30 DAY PERIOD UP TO INSTALLATION DATE. CONSOLIDATED FENCE IS NOT RESPONSIBLE FOR PERMIT ACQUISITION.***

The undersigned hereby certifies that they are or are not exempt from payment of the sales and use tax on the amount of the contract entered into with you, because the performance of the contract will result in a capital improvement to real property.

READ THE CONDITIONS PRINTED ON THE REVERSE SIDE CAREFULLY BEFORE SIGNING BELOW.
THESE CONDITIONS ARE MUTALLY UNDERSTOOD TO FORM A PART OF THIS PROPOSAL.

ACCEPTED:

(Owner of Property) Purchaser

(MANDATORY SIGNATURE REQUIRED)

Date:

CONSOLIDATED STEEL & ALUMINUM FENCE CO., INC.

By: Gary Ronkiewicz (908) 413-4852
North Sales Manager



316 North 12th Street, P.O. Box 643, Kenilworth, NJ 07033
Tel: (908) 272-6262 | Fax: (908) 272-0494



State of New Jersey

DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE AND PROPERTY
PROCUREMENT BUREAU
33 WEST STATE STREET
P. O. BOX 230
TRENTON, NEW JERSEY 08625-0230
<https://www.njstart.gov>

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

ELIZABETH MAHER MUOIO
State Treasurer

AMY F. DAVIS
Acting Director

Change Order #10 T0640

Solicitation #15-X-23065 Multiple Blanket P.O.s

TO: All Using Agencies

DATE: September 22, 2022

FROM: Kathy Tran, Administrative Analyst 3
Procurement Bureau

SUBJECT: Blanket P.O. Extension – Fence: Chain Link, Rock Fall,
Wooden, Vinyl and Ornamental (Install & Replace)

BLANKET P.O. PERIOD: Original Term: March 1, 2015 to February 28, 2018
1st Extension: March 1, 2018 to February 28, 2019
2nd Extension: March 1, 2019 to February 29, 2020
3rd Extension: March 1, 2020 to October 31, 2020
4th Extension: November 1, 2020 to October 31, 2021
5th Extension: November 1, 2021 to October 31, 2022
6th Extension: November 1, 2022 to June 30, 2023

Please be advised that the Blanket P.O.s awarded to Consolidated Steel & Aluminum Fence Co., Inc. (#88680) and EB Fence, LLC. (#88679), for Fence: Chain Link, Rock Fall, Wooden, Vinyl and Ornamental (Install & Replace), have been extended for a period of eight (8) months commencing on November 1, 2022 and expiring on June 30, 2023.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT
CHANGING THE PROJECT SCHEDULE IN CONNECTION WITH
336 MLK DEVELOPMENT, LLC FOR PROPERTY LOCATED AT
BLOCK 22605, LOT 1, COMMONLY KNOWN AS 336-340 MLK
DRIVE WITHIN THE JACKSON HILL 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, pursuant to N.J.S.A. 40A:12A-5, the City designated a delineated area as an area in need of redevelopment known as the Jackson Hill Redevelopment Area and adopted the Jackson Hill Redevelopment Plan, as amended, which is on file with the Office of the City Clerk; and

WHEREAS, on or about June 3, 2021, the JCRA entered into a Redevelopment Agreement with TAG Development, LLC (“Redevelopment Agreement”) for the construction of a six-story mixed-use apartment building at Block 22605, Lot 1 (336-340 Martin Luther King Jr. Drive) (the “Property”) encompassing 25 residential units, including 1 affordable unit, as well as commercial space in accordance with the Jackson Hill Redevelopment Plan; and

WHEREAS, the Redevelopment Agreement includes a Project Schedule, which contemplated commencing construction at the Property within 45 days of receiving all governmental approvals, financing, and acquisition of the Property; and

WHEREAS, on November 22, 2022, pursuant to Resolution No. 22-11-9, the JCRA approved the request of TAG Development, LLC to assign and transfer its interest in the Redevelopment Agreement to 336 MLK Development, LLC (the “Redeveloper”); and

WHEREAS, the Redeveloper’s ability to commence construction has been delayed by outstanding building permits; and

WHEREAS, the Redeveloper shall obtain building permits no later than April 1, 2023, with commence of construction to begin no later than 30 days after receipt of building permits; and

WHEREAS, the JCRA has reviewed the requested amendment and finds it to be reasonable based on the circumstances presented.

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The requested amendment to the Project Schedule allowing Redeveloper to commence construction as soon as building permits are issued for the Property, is hereby accepted and approved as part of the Redevelopment Agreement dated June 3, 2021 between the JCRA and the Redeveloper.
3. The original construction commencement date referenced in the June 3, 2021 Redevelopment Agreement shall hereby be replaced in its entirety by the requested amendment referenced herein.
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 January 17, 2023.


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				✓

—LAW OFFICES—
DECOTIIS
DeCotiis, FitzPatrick, Cole & Giblin, LLP

NEW JERSEY
NEW YORK

61 SOUTH PARAMUS ROAD
PARAMUS, NEW JERSEY 07652

TELEPHONE: (201) 928-1100
TELEFAX: (201) 928-0588
WWW.DECOTIISLAW.COM

DIRECT
FRANCIS X. REGAN, ESQ.
FREGAN@DECOTIISLAW.COM
201.347.2172

December 20, 2022

VIA E-MAIL AND REGULAR MAIL

Diana H. Jeffrey, Executive Director
Jersey City Redevelopment Agency
4 Jackson Square
Jersey City, New Jersey 07305

Re: TAG Development, LLC
Premises: 336-340 Martin Luther King Jr., Drive, Jersey City, NJ

Dear Ms. Jeffrey:

Please accept this letter as a formal request for the Jersey City Redevelopment Agency (the "JCRA") to grant an extension of the Commencement of Construction by TAG Development, LLC ("TAG") pursuant to the Project Schedule in the June 3, 2021 Redevelopment Agreement between the JCRA and TAG.

TAG has submitted construction permit applications to the City of Jersey City Building Department ("Building") and is awaiting completion of the permit application review by Building staff. Upon issuance of the applicable permits by Building, TAG will immediately commence construction.

Please let me know if you have any questions or require any additional information.

Thank you for your consideration and we look forward to your response.

Very truly yours,

DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP

By: Francis X. Regan/x/
Francis X. Regan

Cc: Brian Nelson, Esq.
Ralph Salermo
Michael DeCotiis, Esq.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A PROJECT NOTE IN CONNECTION WITH THE ACQUISITION OF PROPERTY FROM HUDSON COUNTY COMMUNITY COLLEGE LOCATED AT BLOCK 9501, LOT 21, COMMONLY KNOWN AS 68-74 SIP AVENUE AND BLOCK 10602, LOTS 10 THROUGH 16, COMMONLY KNOWN AS 164-168 SIP AVENUE, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, on December 21, 2021, the Jersey City Redevelopment Agency (the “**Agency**”), a public body corporate and politic constituting an instrumentality of the State of New Jersey (the “**State**”) established and created by the City of Jersey City, New Jersey (the “**City**”) and operating pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”) adopted a resolution, entitled “Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency Authorizing the Issuance of Revenue Bonds and/or Project Notes in Connection with the Acquisition of Property from Hudson County Community College Located at Block 9501, Lot 21, Commonly Known as 68-74 Sip Avenue and Block 10602, Lots 10 & 16, Commonly Known as 164-168 Sip Avenue, and Determining Certain Other Matters Related Thereto, Within the Journal Square 2060 Redevelopment Area” (the “**General Bond Resolution**”) as amended and supplemented by a Certificate of the Chairperson of the Agency, dated March 2, 2022 (the “**Certificate**” and together with the General Bond Resolution, the “**Resolution**”), providing for the issuance of revenue bonds and/or project notes in an amount not to exceed \$18,000,000 (the “**Agency Obligations**”) for the purpose of financing costs associated with (i) the acquisition of the parcels identified on the official tax map of the City as Block 9501, Lot 21, commonly known as 68-74 Sip Avenue and Block 10602, Lots 10 through 16, commonly known as 164-168 Sip Avenue (collectively, the “**Property**”) from the Hudson County Community College (the “**College**”), (ii) the improvement, renovation and/or demolition of any or all of the existing buildings and structures located on the Property, all in accordance with the Journal Square 2060 Redevelopment Plan, and (iii) all work and materials necessary therefor and incidental thereto (collectively, the “**Redevelopment Project**”); and

WHEREAS, pursuant to the Redevelopment Law, the City designated the Journal Square 2060 Redevelopment Area as an “area in need of redevelopment”, and, on August 25, 2010, the City adopted the Journal Square 2060 Redevelopment Plan (as subsequently amended, the “**Redevelopment Plan**”) applicable to such area; and

WHEREAS, the Agency is the designated redevelopment entity for, among other redevelopment areas, the Journal Square 2060 Redevelopment Area, and is charged with responsibility to implement the Redevelopment Plan; and

WHEREAS, the Agency acquired the Property from the College on April 13, 2022; and

WHEREAS, the Agency intends to seek the participation of private redevelopers to redevelop the Property with mixed-use, retail/residential and affordable housing projects in furtherance of the Redevelopment Plan (the “**HCCC Project**”); and

WHEREAS, the Agency intends to ultimately sell (or otherwise convey) the Property to various redevelopers who will undertake the HCCC Project thereon; and

WHEREAS, the Agency will use the proceeds from such conveyances of the Property to pay down outstanding HCCC Project debt or the bonds or notes issued to refinance such debt; and

WHEREAS, in order to further secure the interests of the holders of the Agency Obligations, the City Council of the City, on December 15, 2021, adopted an ordinance entitled “Ordinance of the City of Jersey City, in the County of Hudson, New Jersey Authorizing the Execution and Delivery of a Subsidy Agreement with the Jersey City Redevelopment Agency to Secure the Payment of Principal of and Interest on up to \$18,000,000 Bonds and/or Project Notes to be Issued by Said Agency in Connection with the Implementation of the a Redevelopment Project on Certain Real Property Located at 68-74 Sip Avenue and 164-168 Sip Avenue” obligating the City to make any required payments to the Agency out of the first funds becoming legally available to the City and to provide the funds for such payments to the Agency, if not otherwise available, from the levy of *ad valorem* taxes upon all the taxable real property in the City, without limitation as to rate or amount; and

WHEREAS, the City and the Agency executed a Subsidy Agreement, dated as of March 1, 2022 (the “**Subsidy Agreement**”), providing for and relating to the obligation of the City to pay to the Agency such sums of money as are necessary to secure the Agency Obligations provided that said amounts shall be repaid to the City pursuant to the terms of the Subsidy Agreement; and

WHEREAS, the Agency Obligations are secured by an assignment and pledge of the Agency’s rights to receive payments from the City pursuant to the Subsidy Agreement; and

WHEREAS, on March 16, 2022, pursuant to the Resolution and a Trust Indenture, (the “**Original Indenture**”) dated as of March 1, 2022, by and between the Agency and U.S. Bank Trust Company, National Association (as successor in interest to U.S. Bank National Association) (the “**Trustee**”), as trustee, the Agency issued its \$16,570,000 Project Notes, Series 2022 (Hudson County Community College Project) (Federally Taxable) (City Guaranteed) (the “**2022 Note**”), for the purposes of: (i) financing the acquisition of the Property from the College; (ii) financing Agency costs associated with identifying prospective redevelopers of the Property; (iii) paying capitalized interest on the 2022 Note and (iv) paying costs and expenses associated with the issuance of the 2022 Note; and

WHEREAS, the 2022 Note matures March 16, 2023; and

WHEREAS, the Agency has determined to issue its Project Note, Series 2023 (Hudson County Community College Project) (City Guaranteed) (Federally Taxable) (the “**2023 Note**”) in

an amount not to exceed \$18,000,000 for the purposes of: (i) refunding the 2022 Note; (ii) funding capitalized interest on the 2023 Note and (iii) paying certain administrative costs of the Agency and the City including costs and expenses associated with the issuance of the 2023 Note; and

WHEREAS, the holders of the 2023 Note will be entitled to the benefits of the pledges described herein, including those relating to the Subsidy Agreement; and

WHEREAS, the Agency wishes to provide terms and conditions with respect to such 2023 Note in addition to those which have been previously established under and pursuant to the Resolution and delegate the sale of such 2023 Note to the Chair, Vice Chair and Executive Director of the Agency; and

WHEREAS, in connection with the issuance of the 2023 Note, the Agency desires to authorize the execution of a supplemental indenture (the “**Supplemental Indenture**” and together with the Original Indenture, the “**Indenture**”), along with other agreements, documents, certificates, opinions and other instruments, including but not limited to a note purchase contract and continuing disclosure agreement (if applicable), as are deemed necessary and appropriate in connection with the issuance of the 2023 Note; and

WHEREAS, toward those ends, the Agency desires to adopt this resolution to supplement the Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY, as follows:

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

Section 2. Capitalized terms used but not defined herein shall have the meaning set forth in the Indenture.

Section 3. The terms and conditions with respect to the 2023 Note, shall be as substantially set forth in the Supplemental Indenture to be placed on file with the Executive Director of the Agency, together with such changes, insertions and modifications as approved by the Authorized Agency Representative, in consultation with the Agency’s counsel and bond counsel, as are hereby approved and made a part of this resolution.

Section 4. The Authorized Agency Representative or a duly appointed Agency designee is hereby authorized to prepare and release a preliminary official statement, an official statement, and to execute such other agreements, documents, certificates, opinions and other instruments, including but not limited to the Supplemental Indenture, note purchase contract, continuing disclosure agreement (if applicable), as are deemed necessary and appropriate in connection with the issuance of the 2023 Note.

Section 5. This resolution shall take effect immediately and the Secretary of the Agency shall cause a copy to be filed for public inspection in the offices of the Agency and the Clerk of the City.

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 January 17, 2023.


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 MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-24 IN CONNECTION WITH THE PATHSIDE REDEVELOPMENT PROJECT, LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 25 PATHSIDE A/K/A 84 SIP AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, the City of Jersey City, in the County of Hudson (the “**City**”) has designated certain areas within its borders, including but not limited to that certain property commonly known as 25 Pathside (also known as 25 Journal Square and 84 Sip Avenue) and identified on the official tax map of the City as Block 9501, Lot 22 (the “**Property**”), as an area in need of redevelopment (the “**Journal Square 2060 Redevelopment Area**”); and

WHEREAS, the City has enacted the Journal Square 2060 Redevelopment Plan (the “**Redevelopment Plan**”); and

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

WHEREAS, in furtherance of the Redevelopment Law, the Agency’s corporate purposes, and the revitalization and redevelopment of the Journal Square 2060 Redevelopment Area, in 2022, the Agency issued a one-year project note (the “**Outstanding Project Note**”), pursuant to *N.J.S.A. 40A:5A-6* and *40A:12A-29(a)(3)*, in the amount of \$9,745,000, to refinance prior notes that were issued to finance the acquisition of, and renovation of, the Property, with a view toward redeveloping same; and

WHEREAS, the Agency desires to make application to the Local Finance Board for approval pursuant to *N.J.S.A. 40A:5A-24*, of the adoption of a supplemental project note resolution providing for the current refunding of the Outstanding Project Note; and

WHEREAS, the Agency believes that:

- (a) it is in the public interest to accomplish such purpose;
- (b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the local unit or units;
- (c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant;

(d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the local unit or units and will not create an undue financial burden to be placed upon the local unit or units,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY, IN THE COUNTY OF HUDSON, NEW JERSEY AS FOLLOWS:

Section 1. The application to the Local Finance Board is hereby approved, and the Agency's Bond Counsel, auditor and financial advisor, along with other representatives of the Agency, are hereby authorized to prepare such application and to represent the Agency in matters pertaining thereto.

Section 2. The Executive Director of the Agency is hereby directed to prepare and file a copy of the resolution with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.

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 January 17, 2023.


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				✓

**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF LOCAL GOVERNMENT SERVICES
LOCAL FINANCE BOARD**

APPLICATION CERTIFICATION

APPLICANT'S NAME: JERSEY CITY REDEVELOPMENT AGENCY

I, DANIEL RIVERA, CHAIRMAN OF THE JERSEY CITY REDEVELOPMENT AGENCY (THE "AGENCY"), IN THE COUNTY OF HUDSON, NEW JERSEY, DO HEREBY DECLARE:

That the documents submitted herewith and the statements contained herein are true to the best of my knowledge and belief; and

That this application was considered, and its submission to the Local Finance Board was approved, by the Agency at a meeting on January 17, 2023; and

That the governing body of the Agency has notified the City of Jersey, New Jersey (the "City") of its submission of this application to the Local Finance Board and has made available to the City, a true copy of this application.

Daniel Rivera
Chairman

ATTEST:

Name:

Title:

Date: January 17, 2023

Item #8

Withdrawn

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-01-RN3 WITH LINKED BY AIR STUDIO LLC FOR SIGNAGE AND WAYFINDING 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 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 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 building signage and wayfinding services for the Property (collectively, 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, Linked by Air Studio LLC (“**Linked by Air**”) submitted a detailed proposal to the Agency to provide the Services dated January 9, 2023 (the “**Proposal**”), a copy of which is on file with the Agency; and

WHEREAS, Linked by Air possesses the skills and expertise to perform the Services; and

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

WHEREAS, the Agency desires to enter into Contract 23-01-RN3 with Linked by Air (the “**2023 Contract**”) to perform the Services as outlined in the Proposal for an amount not to exceed Two Hundred Fourteen Thousand Six Hundred Thirty Dollars (\$214,630), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the 2023 Contract 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, Linked by Air 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 2023 Contract will prohibit Linked by Air from making any reportable contributions through the term of the 2023 Contract; and

WHEREAS, notice of the award of the 2023 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 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 2023 Contract with Linked by Air 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 2023 Contract, whichever is earlier, payable in accordance with the rates set forth in the Proposal for a total amount not to exceed Two Hundred Fourteen Thousand Six Hundred Thirty Dollars (\$214,630), 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 2023 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 2023 Contract in a newspaper of general circulation 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 on January 17, 2023.


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				✓

Section IV

Experience and proposed services



Above: The Shed's website is designed to help visitors transition from the High Line and Hudson Yards.

Thank you for the opportunity to submit a proposal for Jersey City Redevelopment Agency's signage and wayfinding project for the Pompidou Center Jersey City.

Linked by Air is a 12-person design studio in the Dumbo neighborhood of Brooklyn. We specialize in flagship projects for cultural organizations in the New York region, across the country, and internationally.

We are known globally for producing ambitious, resilient, and contemporary websites, digital, and digital-physical hybrid experiences for museums. We are deeply embedded in public culture in the New York area. Our work has opened the Whitney Museum's downtown location, The Shed in Hudson Yards, the Amant Foundation cultural campus in Williamsburg, and the Brooklyn Public Library's first new branch in almost 40 years – along with many other organizations and major buildings elsewhere. We rebranded Columbia University's architecture school and developed the Cooper Hewitt Design Museum's digital exhibitions platform.

Across all our work, our emphasis is threefold: We create durable, resilient systems through collaborative partnership. We develop a perspective specific to place. And we create inclusive, accessible, and welcoming visitor journeys by working with specificity and intention to understand each organization's visitors and context.

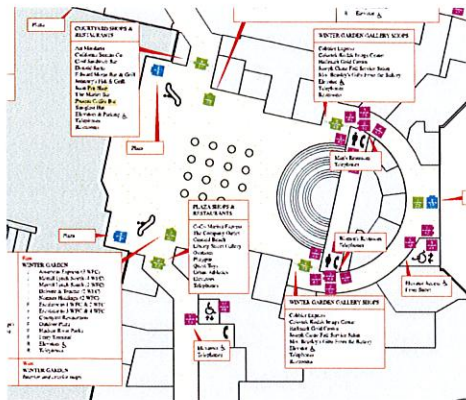
Signage is an expanding part of our practice, building on successful projects most recently at the Amant Foundation and the Brooklyn Public Library. Relative to other firms, our expertise is contemporary and is informed by a deep respect for and learning from user experience and diverse constituencies. Our work creating clear, user-centered, universally accessible, goal-oriented, and cutting-edge digital environments informs our attitude to physical spaces.

We have unparalleled expertise in the museum sector. We will lean on this as we collaboratively develop approaches that allow Pompidou Center Jersey City to leverage its unique location in Journal Square as a strength as the adjacent development comes into focus. Similar considerations were a major aspect of our work with The Shed in Hudson Yards. We are experienced at working with government and quasi-government organizations and complex stakeholder groups, including the Smithsonian Institution and the Brooklyn Public Library. And we are experienced at collaborating with partner firms, including architects, signage fabricators, and brand designers. At the same time, we are a small, smart, agile firm eager to provide best-in class client relations and design innovation at every stage of the project, from concept through construction.

Past experience

Linked by Air's two founders have long experience working in signage and wayfinding. As a senior designer at the Museum of Modern Art, Tamara Maletic developed exhibition signage, supergraphics, and visitor maps, and worked on the new building's innovative information desk screens, its donor wall, and its wayfinding.

With co-founder Dan Michaelson while both were designers at at Pentagram, the two developed the Port Authority's benchmark guidelines for immersive digital signage at the ground zero redevelopment project (now Westfield World Trade Center/the Oculus).



Above: Detail of one of the World Financial Center's location plans, showing the Winter Garden.

Also at Pentagram, Dan developed the wayfinding system for the World Financial Center, a 9 million square foot mixed-use campus by César Pelli, including ADA-compliant exterior and interior signs and kiosks at every scale, location plans, message schedules, and visitor flows handling a wide range of visitor intentions and physical abilities. At Pentagram, Dan also worked on signage for Toronto's Pearson International Airport, and for the AirTrain, PATH train, and other projects for Port Authority of New York and New Jersey.

Later as a designer at 2x4, Dan helped develop the signage concept for Lincoln Center's 65th Street redevelopment project in collaboration with Diller+Scofidio.

Linked by Air previously worked indirectly with OMA when, as a subcontractor to 2x4, we developed digital screens for OMA's Prada epicenter in Soho. (If relevant, on a personal level we are also long-time fans of and regular visitors to the Pompidou Center Paris and its amazing architecture. Tamara speaks fluent French, having resided for four years in France.)

Linked by Air's all-night big urban game in New York, Midnight Madness – a twisted and diabolically difficult set of visitor flows for hundreds of players – has raised over \$3 million for charity by working with Goldman Sachs Gives, and was called by the New York Times “one long night in puzzle city.”

Recent signage experience

We further discuss and show additional images of these two recent signage projects in the [Work examples](#) section of this document.

Amant Foundation is a major new exhibition space, theater, artist residency, bookstore, and cafe in East Williamsburg. The campus includes four separate new buildings across two adjacent blocks, as well as outdoor space and gardens. It was designed by the architects SO – IL, and the project was managed by Paratus. Linked by Air was engaged as the organization was just coming into existence. We began by developing a new brand identity. We then moved on to simultaneously developing an accessible website, ADA-compliant physical and digital wayfinding signage for the campus and buildings, and print applications. All these components reinforced one another, from a color palette inspired by the urban garden design and architecture, to a “you are here” mark that formed the core of the brand and also resembled a flower from the landscape design.

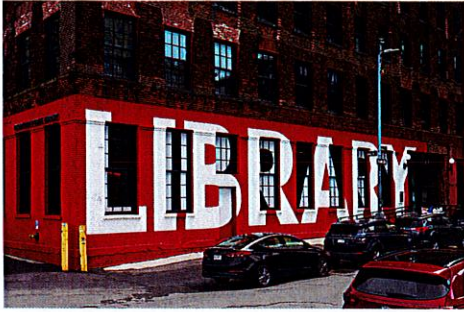


Above: At Amant, a set of panels at the central entrance provide create an interface from the street, combining program with place-making in a head-up orientation.

A key consideration for Amant was one that may prove important for Pompidou Center Jersey City: deciding where the main entrance is, and then messaging it clearly. Since the Amant campus extends across two through-blocks, the mid-campus entrance on Maujer Street turned out to be the one that provides the clearest access to the buildings on both sides of the street. This entry point became the centerpiece of our physical signage, and was also communicated through print materials, the website, and social media. While we don't know whether the Pompidou will have an entrance on Sip Ave., facing One Journal Square, or both, the audiences from these two directions, and those coming from the PATH station, are likely to be different from one another. Providing clear, unmistakable messaging to all groups will be essential – while also using that messaging to reinforce the values and design perspective of the institution itself. Amant's signage is primarily non-electrified, physical signage, including custom poster vitrines, projecting signs, building identifiers, vinyl, and ADA-compliant room and back-of-house signs. We also developed custom digital LED signs that are integrated with the website's database, and an optional integrated digital

system for automatically producing printable posters for the vitrines.

At Brooklyn Public Library's new Adams Street branch (around the corner from our Dumbo studio), we similarly highlighted the point of view of visitors, who come both from the more gentrified Dumbo neighborhood to the west and from the more diverse Vinegar Hill neighborhood to the east. We began by surveying many other branches and interviewing librarians and users, as well as reviewing community engagement work already completed by the architects, WORKac. As with Pompidou Center Jersey City, the Adams Street branch is a renovation of a turn-of-the-century brick industrial building. Our signage also incorporates elements of Brooklyn Public Library's brand. Working closely with the architects, the library, and the construction manager (Shawmut) through a highly managed RFI process, we designed the signage – none of which is electrified – to provide ultra-clear messaging of available services to visitors with every set of needs, and to emphasize the act of reading and seeing. We begin with an oversize word “LIBRARY” on the exterior that is visible from around the corner and from as far away as Manhattan – not a brand, but a civic service – so that everyone is welcomed and included. From there, we zoom down to increasingly small scales and sightlines inside the space, from service directionals and shelf identifiers to wall-size murals made of visible halftone printing dots that can be inspected from close up by kids. The halftone murals depict local flora from Brooklyn Bridge Park, fish from the East River, and the nearby bridge and sky.



Above: The new Brooklyn Public Library branch invites visitors to begin reading well before they arrive.

Pompidou Center Jersey City

As with our recent work for Brooklyn Public Library and Amant, Pompidou Center Jersey City will benefit from close attention to values of inclusion, a welcoming posture, careful visitor journey planning, and the creation of thoughtful sight lines. Unlike, for example, Pompidou's Beaubourg or Malaga locations, at Journal Square there may or may not be enough space for the building to self-evidently announce itself on an open plaza. Signage, both on the building and potentially at the sidewalk, becomes an important means of initial orientation, and this should occur through natural and consistent “affordances,” not only language. (However, signage in this case should not be overwhelming.) It is also important to integrate this visitor strategy with other communications, through 360° consultation with other vendors and the museum, an approach that has proven successful at Amant, as well as with our digital clients such as the Smithsonian and The Shed.

Once inside the space, we shouldn't assume that visitors are art experts. Signage should encourage self-explanatory exploration and discovery, without intruding into a direct experience of art. As with our work for Brooklyn Public Library, signage should also help to establish an intentional transition between the busy urban space outside, and a more contemplative – or at least more focused – “pocket” of experience inside. Then again, this is also a perspective to discuss with the museum and the architect, and to explore in the Discovery phase as well as through iterative and collaborative design sketching: perhaps art at Pompidou Center Jersey City should be seen as more continuous with its urban context, as is the case at Pompidou Paris. Signage can help facilitate that perspective as well, helping to establish Journal Square and its transportation systems as a dynamic cultural node.



Above: The moment of interface at Pompidou Center Jersey will be important, whether facing One Journal Square or Sip Ave. We should carefully envision where visitors journeys originate and end, with a particular focus on the PATH hub.

Section V

Assumptions and governmental responsibilities

The following is an estimated scope based on our current understanding of the project requirements.

Deliverables and services

Signage and wayfinding design and production supervision

- An overarching language and hierarchy for building signage and way finding, including typography, symbol sets, color, etc.
- Exterior signage and wayfinding, including building identification and entry point signage.
- Interior signage and wayfinding, including service marker signage (restrooms, room identification, exits, accessibility, elevator, electrical control, and fire safety).
- Regulatory/code-required signage.
- Donor recognition, including collective recognition (e.g. donor wall) and individual recognition (e.g. areas, rooms, building components, etc.).

Coordination

- Work with the architects to establish and document the size, location, and parameters of the project elements.
- Convert or export files to a .dwg format. The architects will establish the process for software and document exchange.

Documentation

- Participate in evaluating cost estimates throughout the design process and assist in preparing and reviewing alternatives for value engineering. Revise documents to incorporate value engineering initiatives to meet the budget.
- Attend additional coordination meetings throughout each project phase, either in-person or via video conference. Visit the site as needed during the design phases to review conditions.
- Assist in preparing architect-issued design reports.
- Assist in preparing criteria and sketches for mock-ups, and evaluating and reporting on the mock-ups when required.

General

- Review Jersey City guidelines and all other applicable regulations regarding site and building signage.
- Develop exterior and interior building signage that is complementary with the architecture, including location and size.
- Select and specify materials and installation details that are compatible with the building construction and can be easily maintained by the JCRA after completion.
- Be responsible for the design of all signage related to permanent fixtures or elements (except as specifically identified by the architect or JCRA as falling outside the scope of work).
- Collaborate with the architect and JCRA to develop the ticketing and visitor service sequence and primary signage.
- Develop a flexible system of changing graphics that the JCRA can use for special programs and events, temporary exhibitions, and other activities such as 'no access' or 'gallery temporarily closed'.
- The graphics system should be one that the JCRA can use without restriction,

disadvantage, or over-dependence on one supplier for any component of the system.

- All aspects of the design shall comply with life-safety/fire code-required signage requirements and ADA requirements as applicable.
- Coordinate with the design team to identify engineering/construction requirements including power, communications, and structural needs for various sign types.
- Assist and coordinate other trades in the design of graphics, including but not limited to AV/digital signage and signage associated with elevators, ADA, fire protection, Building Management System (BMS), and security controls.

Programming/concept design

- Review the building brief and confirm the JCRA's desires and requirements.
- Study the goals for the project and overall architectural design direction.
- Research other relevant projects, including The Centre Pompidou's other locations.
- Establish functional requirements/design criteria.
- Develop a preliminary location plan and message schedule showing key signage points and locations.
- Develop preliminary typical signage types and graphic design standards (fonts/symbols/nomenclature).
- Develop preliminary concepts for donor recognition signage.
- Develop preliminary visuals illustrating how the building signage and wayfinding system will be implemented and integrated into the architecture.
- Provide a summary report including the above.

Design development

- Present design work, including locations, types, and typographic standards, to the JCRA team and architect, allowing for revisions following review and comment.
- Provide a comprehensive package (drawings, narratives, and outline specifications) illustrating design concepts for all system components, including sign locations, major sign types, typographic standards, and descriptions of all signage elements. The specifications should include the information necessary for the sign vendor to compile shop drawings and the contractor to finalize supporting systems.
- Develop a design schedule specific to donor recognition that accommodates additional recognitions to be added up until an agreed-upon date prior to opening.
- Obtain budget estimates from vendors.

Construction documents

- Present design work to the JCRA and architects, allowing for revisions following review and comment.
- Provide to the executive architect construction interface drawings for the accepted graphics system, indicating such elements as signage-related electrical and data feeds, blocking, structural supports, and wall recesses that coincide with the project's design conditions.
- Provide construction documents and specifications sufficiently detailed for bidding and production of the designed graphics elements. Bid packages will be required for interior and exterior graphics which shall be non-proprietary.

The graphics bid packages shall contain comprehensive signage location plans, elevations, sections, details, graphics and specifications for the purchase, fabrication (as applicable), and installation of all signage components.

- Finalize type size of all signage on site with JCRA and architect.
- Assist with research and source identification for materials, manufacturers, and fabricators.
- Prepare drawings and specifications for contractor/fabricator mockups.

Procurement

- Assist in procurement matters, as needed, and in accordance with applicable law.

Construction administration

- The design team will work with the construction team to develop the procedures and timeframes for reviewing and responding to Requests for Information ("RFI") and submittals and establish the communication protocol for responding to field questions. Issue additional sketches and specifications as part of that process, as needed.
- Check and approve shop drawings, material samples, catalogue cuts, and on-site mockups related to the wayfinding and building graphics design.
- Attend pre-construction and construction meetings with the JCRA, the builder, and subcontractors to answer any questions about design intent or interpretation of the construction documents.
- Visit the job site to observe and report on the progress of construction and report back to the JCRA and the project team, to document punch list items, and to confirm substantial and completion. Supervise signage installation as appropriate for specific sign types.
- Provide periodic or continuous observation as appropriate for specific construction activities necessary for establishing compliance with the construction documents related to the wayfinding and building graphics design.
- Assist in the review of the builder's periodic project schedule updates with respect to wayfinding and building graphics design.
- Update wayfinding and building graphics design documents with minor alterations as a result of RFIs, change orders, field conditions, etc., as necessary.
- Create and maintain the punch list for signage and ensure it is integrated in the architect's master punch list.
- Assist Paratus Group and the architects in reviewing the builder's pay requests, change order requests and claims with respect to wayfinding and building graphics design.
- Assist Paratus Group and the architects in reviewing all electronic and paper documents (contractor as-builts, warranties, guarantees, conformed drawings and specifications, etc.), and any material samples to be turned over to the JCRA upon completion of construction.
- Train staff in use of changeable signage components.
- Turn over final templates, manuals/style guide, and support documents for JCRA usage.

Approvals

- Support JCRA through the approvals process. Attend periodic meetings with City staff and assist with the preparation of narratives or reports for building permit applications, as needed.
- Attend one or two meetings as necessary to present the drawings for review to any stakeholders, including community groups and the City prior to the approvals.
- Meet with City staff as required to obtain approvals.

Phase activities

Phase 1. Discovery

Activities:

- Meet with Jersey City Redevelopment Agency stakeholders to understand the conceptual, strategic, visual, and technical goals for the project.
- Audit existing graphic materials, assets, documentation, and building infrastructure.
- Conduct a competitive audit of current strategies among peer organizations.

Deliverables:

- Discovery documentation.

Phase 2. Concept design

Activities:

- Sketch the hierarchical structure, look and feel, and design goals for the signage system.
- Special elements may be prototyped to preview at the actual size.
- Agree on a final direction for the project.
- Develop preliminary location plan and message schedule.
- Develop preliminary typical signage types and graphic design standards.
- Develop preliminary concepts for donor recognition signage.
- Develop preliminary visuals illustrating how the building signage and wayfinding system will be implemented and integrated into the architecture.
- Gather relevant feedback to incorporate into the design development phase.

Milestones:

- Milestone 2.1. Concepts review.
- Milestone 2.2. Revised concepts review.
- Milestone 2.3. Final concepts review.

Deliverables:

- Stakeholder presentation.
- Concept design document.

Notes:

At Milestone 2.1, we may present one or several initial directions. Considerable iteration may follow, and sometimes the change from 2.1 to 2.2 may be very large. This phase allows our sketches to visually ground a dialogue with you. This aspect of our approach has been highly successful across many projects of all scales, and ensures that what we deliver is thoughtful and has depth, while still

allowing us to test and iterate on it in subsequent milestones.

Phase 3. Design development

Activities:

- Obtain preliminary fabrication fee estimate from vendor(s).
- Develop and finalize any design detail not shown in the Concept Design phase.
- Develop a design schedule specific to donor recognition that accommodates additional recognitions to be added up until an agreed-upon date prior to opening.
- Establish location and message for each sign.
- Review of relevant signage codes to confirm conformance.
- Provide final location and message schedule, renderings, and design specification document for signage production.

Milestones:

- Milestone 3.1. First design development review.
- Milestone 3.2. Second design development review.

Deliverables:

- Final design specification document.
- Location and message schedule.

Phase 4. Construction documents

Activities:

- Produce construction interface drawings.
- Produce bid package documents.
- Assist with research and source identification for materials, manufacturers, and fabricators.
- Prepare drawings and specifications for contractor/fabricator mock-ups.

Milestones:

- Milestone 4.1. Review construction interface drawings.
- Milestone 4.2. Review bid package.

Deliverables:

- Construction interface drawings.
- Bid packages.

Phase 5. Procurement

Activities:

- Assist with procurement.

Phase 6. Construction administration

Activities:

- Assist with the RFI process.
- Check and approve shop drawings and other related materials.
- Provide updated documents based on the RFI process.
- Installation supervision.

- Staff training.
- Produce final templates, manuals/style guide, and support documents.

Milestones:

- Milestone 6.1. RFI process complete
- Milestone 6.2. Shop drawings approved.
- Milestone 6.3. Installation complete.
- Milestone 6.4. Staff training complete.
- Milestone 6.5. Final documentation complete.

Deliverables:

- Staff training.
- Final documentation.

Assumptions

General

- Decisions and approvals to be made or facilitated by single points of contact.
- Delays in receiving consolidated feedback or approval may cause delays to the project timeline.

Section VI

Supplemental information

Firm profile

Founded in 2005, Linked by Air is an internationally renowned design and technology firm specializing in digital strategy, wayfinding and visitor experience, design systems, technological platforms, and products for major cultural organizations, charities, artists, architects, and corporations.

Working currently with clients in Africa, Asia, Australia, Europe, and North America, we integrate disciplines to launch institutions and create the conditions for sustained growth and durable community engagement.

Linked by Air's cutting-edge and historically informed approach is supplemented by our staff's rich and contemporary involvement in education. Among us we count teachers of graduate and undergraduate courses in interaction design, graphic design, typography, and technology at Yale, Parsons, Pratt, Wesleyan, and the School of Visual Arts.

Linked by Air is the recipient of the AIGA 365 Award for graphic design excellence, the Charles Nypels Prize to fund research in urban communication systems, American Alliance of Museums prizes both for print publication design and for media and technology, and the Jury Prize of the Brno Graphic Design Biennial, the world's oldest graphic design biennial.

Flagship websites, wayfinding systems, and digital products

- Amant (New York and Siena, Italy)
- Aspen Art Museum
- Brooklyn Public Library Adams Street branch
- Center for Curatorial Studies, Bard College
- Columbia GSAPP (Columbia University's architecture school)
- Cooper Hewitt, Smithsonian Design Museum digital exhibition platform (New York)
- Columbia Books on Architecture and the City
- Data for Black Lives (Cambridge)
- Institute of Contemporary Art, Los Angeles
- Menil Collection (Houston)
- MoMA PS1 (New York)
- Museo Jumex (Mexico City – largest contemporary art collection in Latin America)
- New Museum Digital Archive (New York)
- Powerhouse Arts (New York)
- Printed Matter (New York – world's largest distributor of artist's books)
- Sam Fox School of Design & Visual Arts (Washington University in St. Louis)
- The Shed (New York)
- Tang Museum (Skidmore College)
- The European Fine Art Fair (Maastricht, Netherlands and New York)
- Whitney Museum of American Art (New York)
- Williams College Museum of Art
- Yale University School of Art
- Yale University School of Architecture
- Zone Books (New York)

Work examples

Amant

Amant is an arts campus in Brooklyn comprising three new public buildings on two blocks as well as outdoor greenspace.

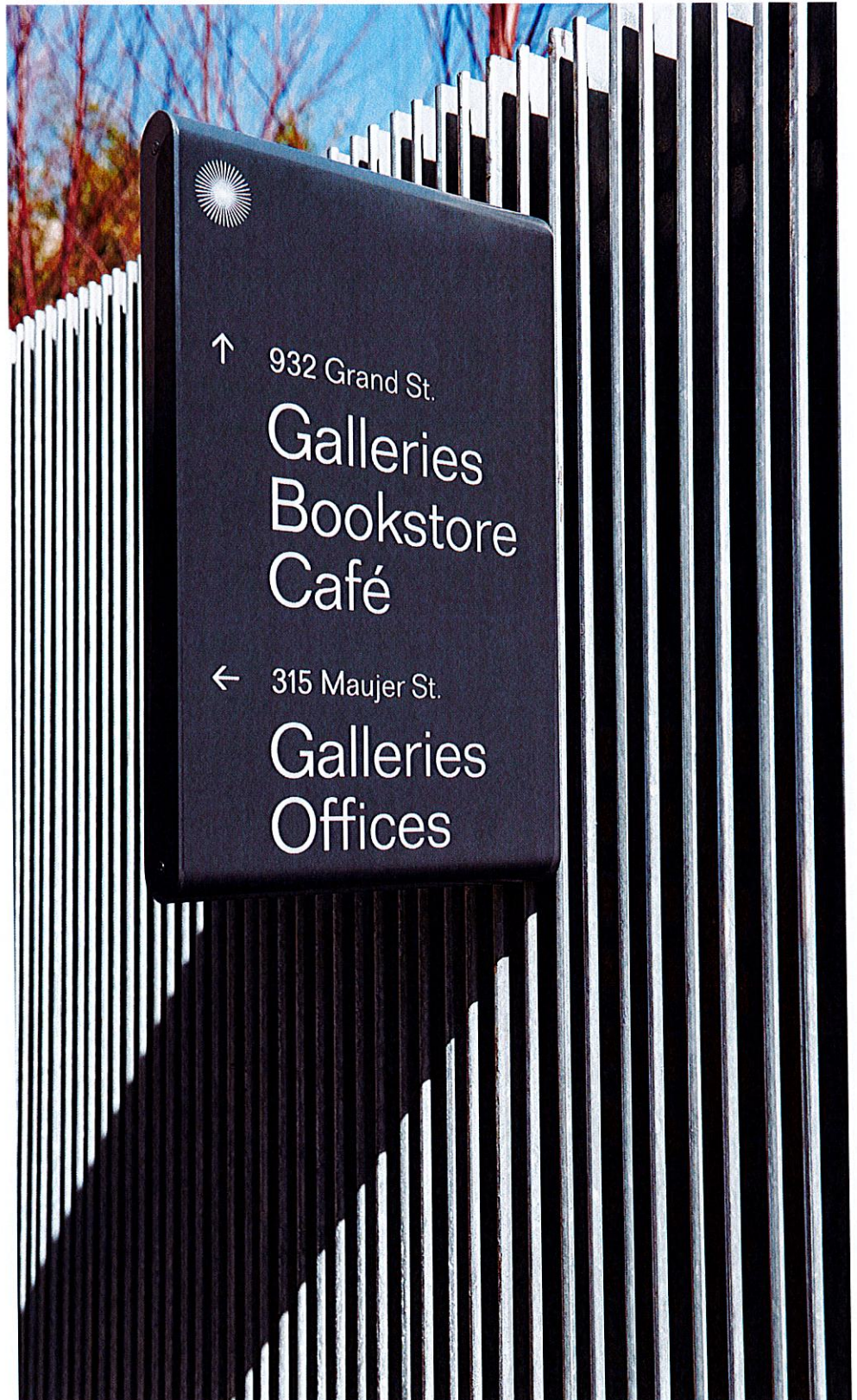
We designed its identity, website, and interior and exterior ADA-compliant signage that feature infinite mathematically generated “fleurons,” a color palette inspired by the natural and urban worlds, and a new typeface. The forms draw from the modularity of the building materials, and the surfaces play on the building’s surprising yet vernacular materials. All make inventive use of the “fleuron”, a variable logo that appears in signage as a beacon, an asterisk, and a “you are here” marker.

The signs range from permanent wayfinding and building identification (important for a space with three entrances) to programmatic digital signage.

The vitrines at the central entrance on Maujer Street serve as an embodied map, representing the three buildings on either side of the street, with a fourth plaque standing in for the street itself and the visitor’s current position.

Two LED tickers, powered by Amant’s website, are “slow” digital signs that extend the website into physical space. An exterior poster case, visible from the street, provides a window into the campus, much like the website’s homepage. Desktop and mobile websites, identity, digital and traditional signage, and indoor and outdoor space, are all features of a single integrated ecosystem.

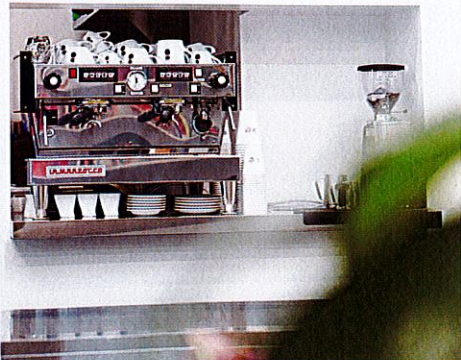
Architect: SO – IL

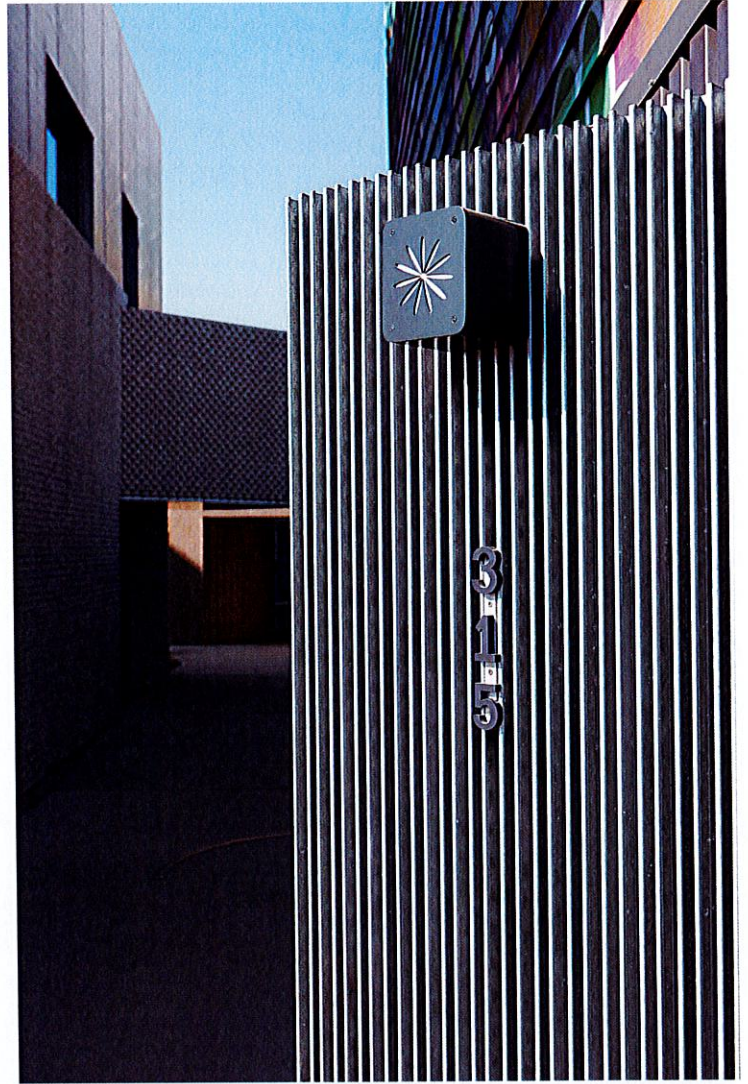


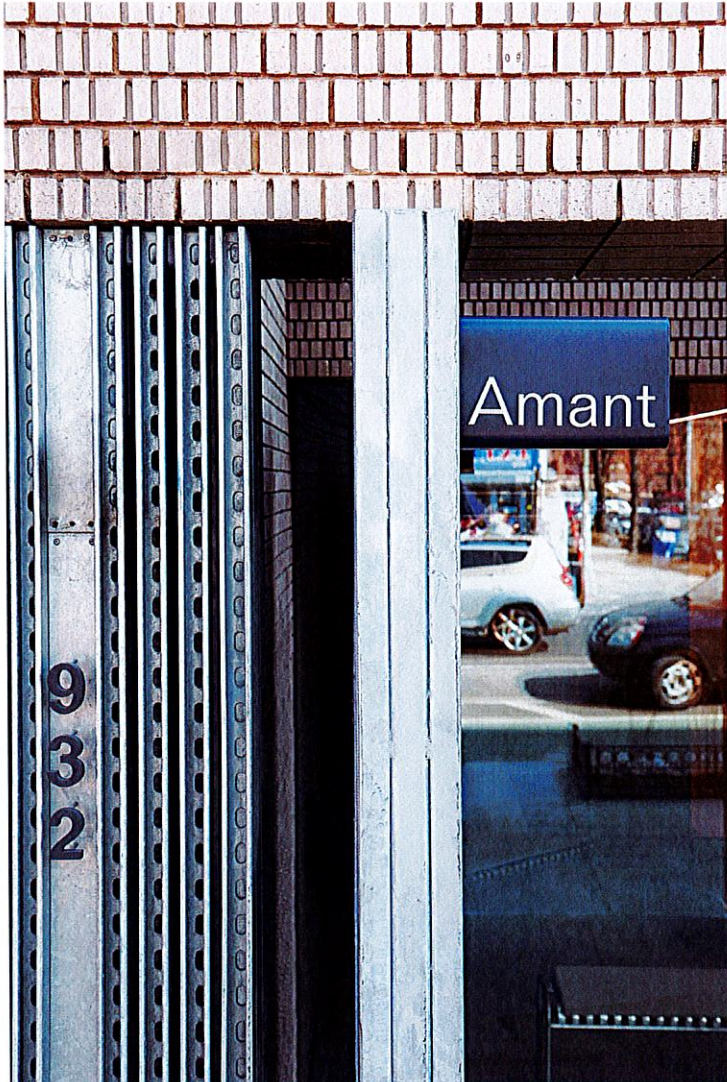


DRIP AMANT	
ESPRESSO	\$2.20
MACCHIATO	\$2.40
CAPPUCINO	\$2.60
CORTADO	\$2.40
LATTE	\$2.60
VANILLA	\$2.80
MOCHA	\$2.80
ICE	\$2.80
RAFFLE	\$2.80
CHAI	\$2.20
MATCHA	\$2.20
TURMERIC	\$2.20
TEA	\$2.20
COCOA	\$2.20
BATCH BREW	\$2.20
COLD BREW	\$2.20
SPARKLING	\$2.20
STILL	\$2.20
JUICE	\$2.20
SOCA	\$2.20
WIP AMANT GUEST	

Amant Café
and Bookstore







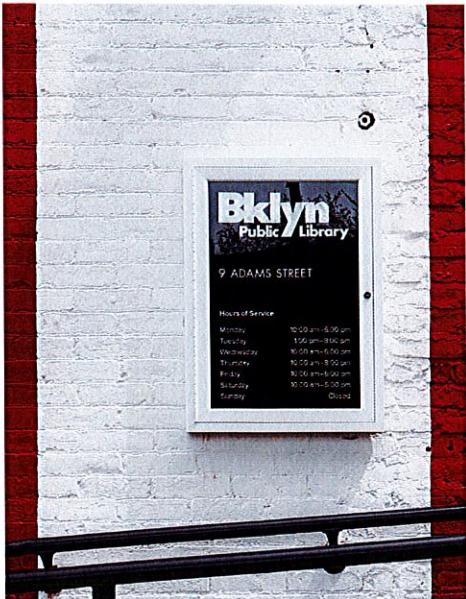
Work examples

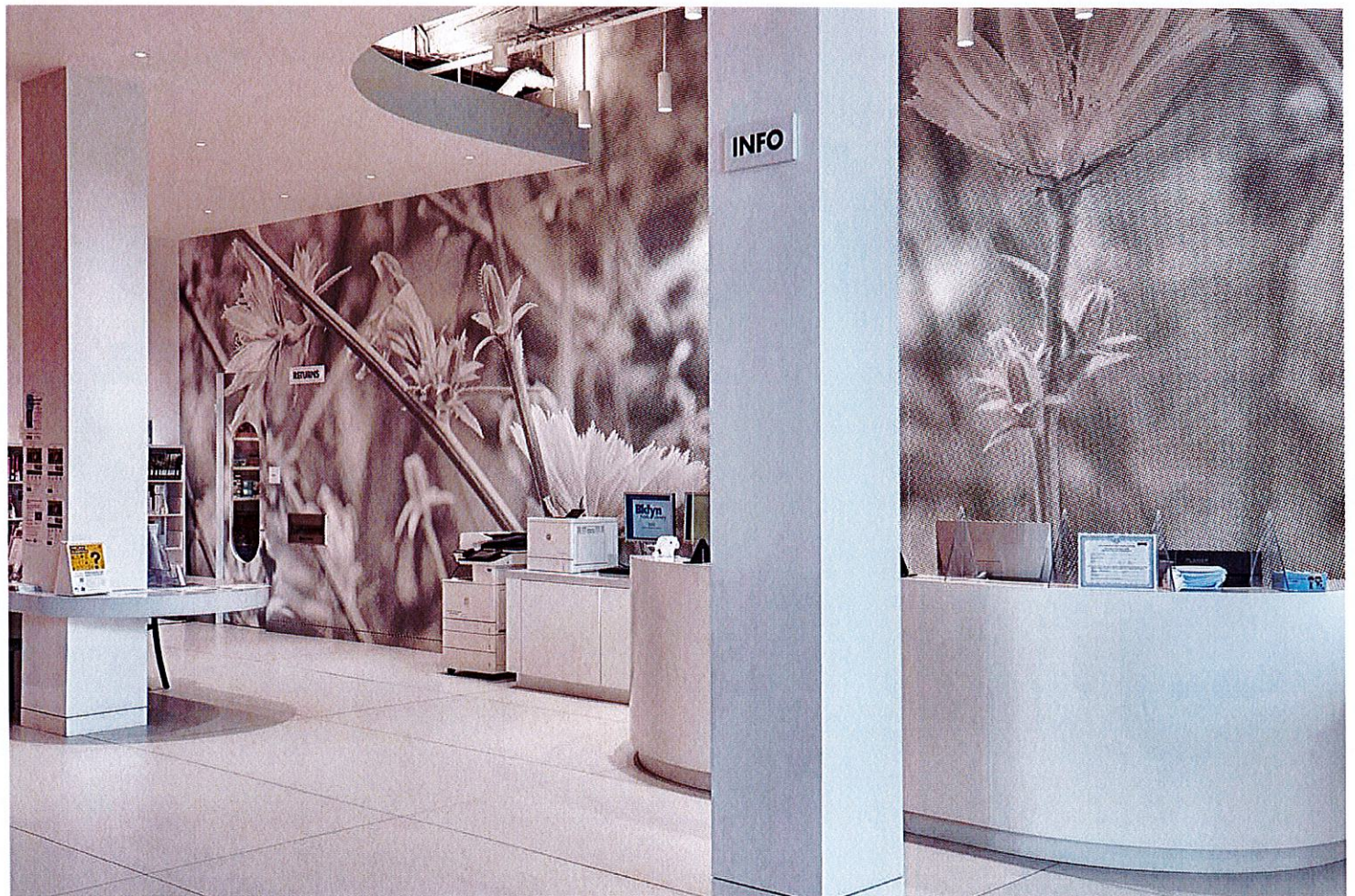
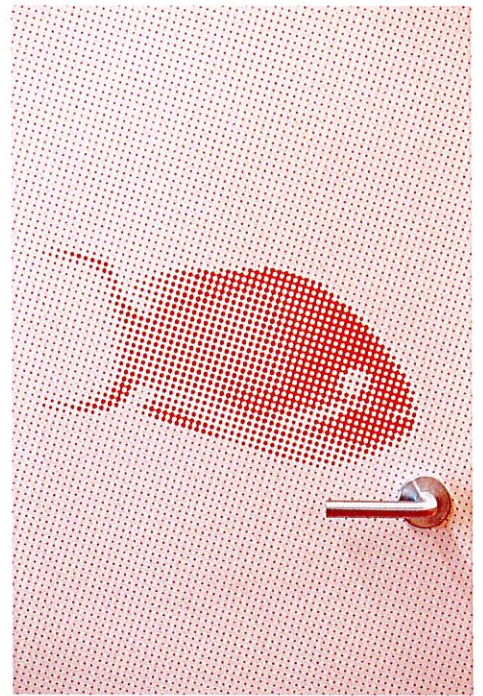
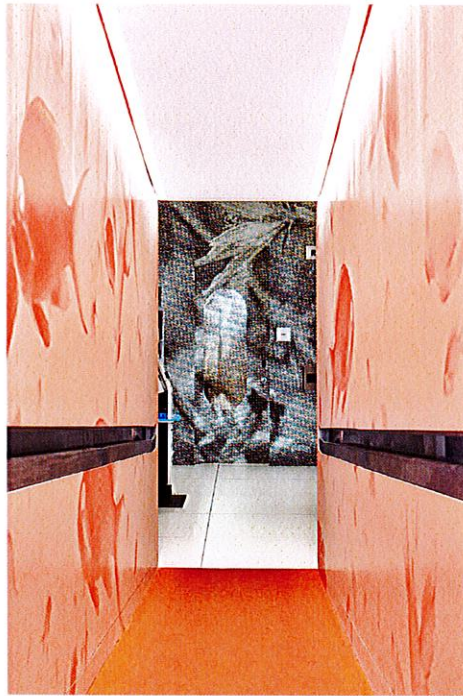
Brooklyn Public Library, Adams Street

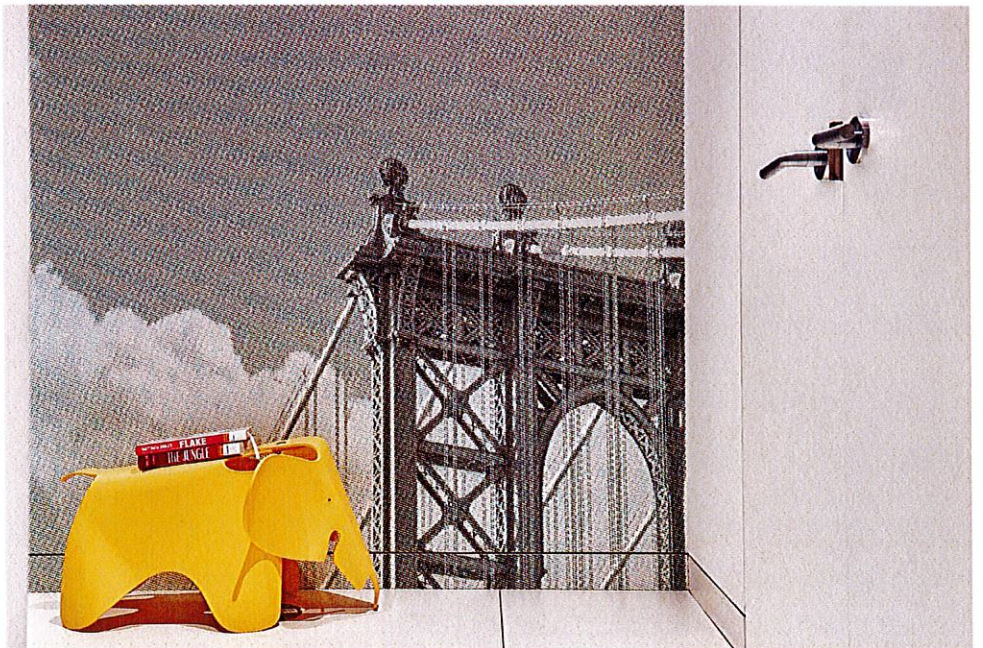
We designed the signage and murals for the Brooklyn Public Library's first new branch in 40 years, and the first to serve the Brooklyn neighborhood of Dumbo and the diverse community of Vinegar Hill.

The design emphasizes text, legibility, and sight lines. The word "LIBRARY," a civic service, is visible from across the river and from the next block. Cutouts and sight lines inside make services evident and accessible to all visitors.

Supersize murals dissolve into patterns of halftone dots as kids and adults approach them, similar to a book printing process. Since a library serves as both a place and a space for reading, the murals depict local flora, East River fish, clouds, and the nearby bridge lowered to kid height.

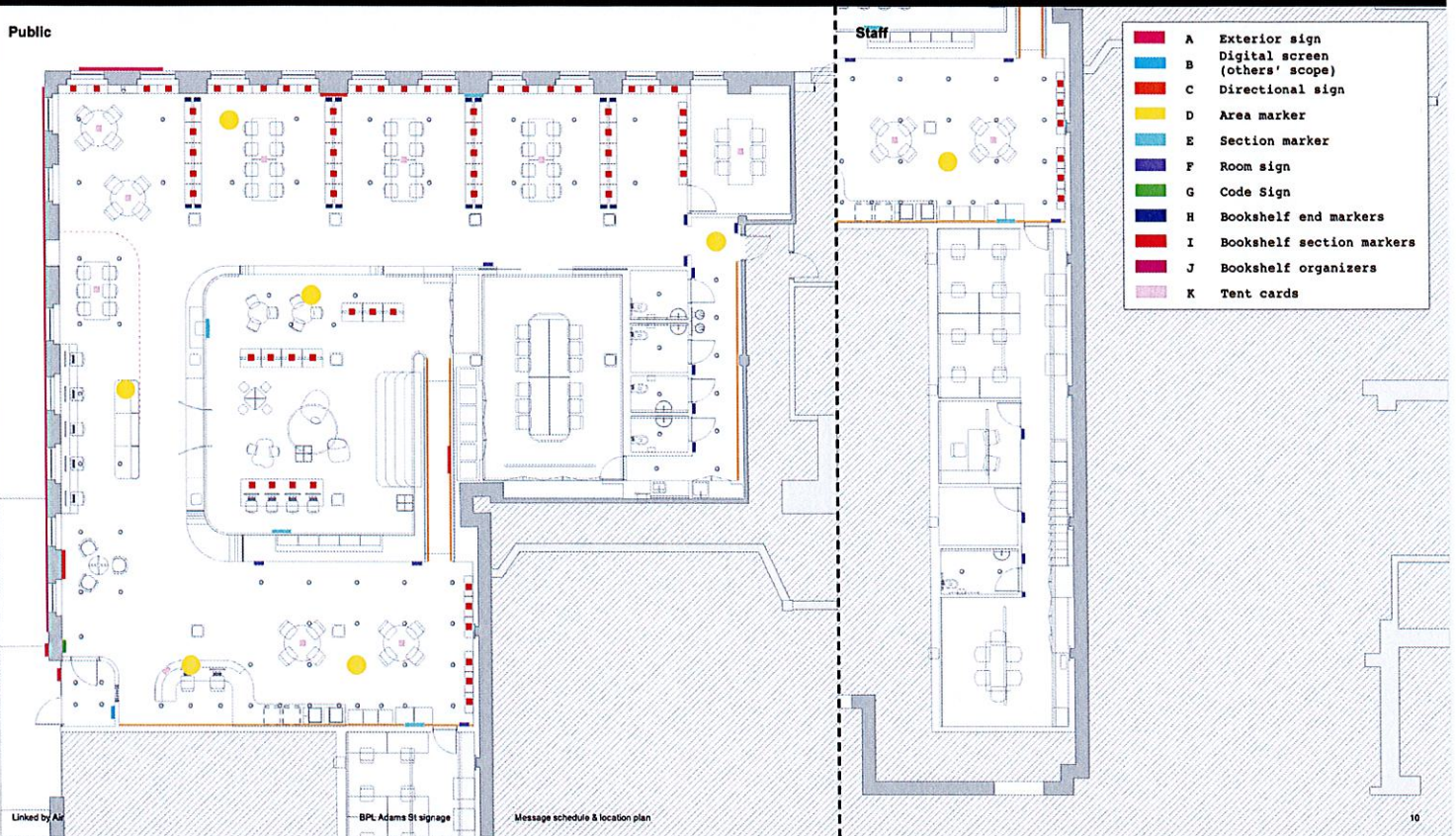






Overview

Public



Brooklyn Public Library, Adams Street

A02.01

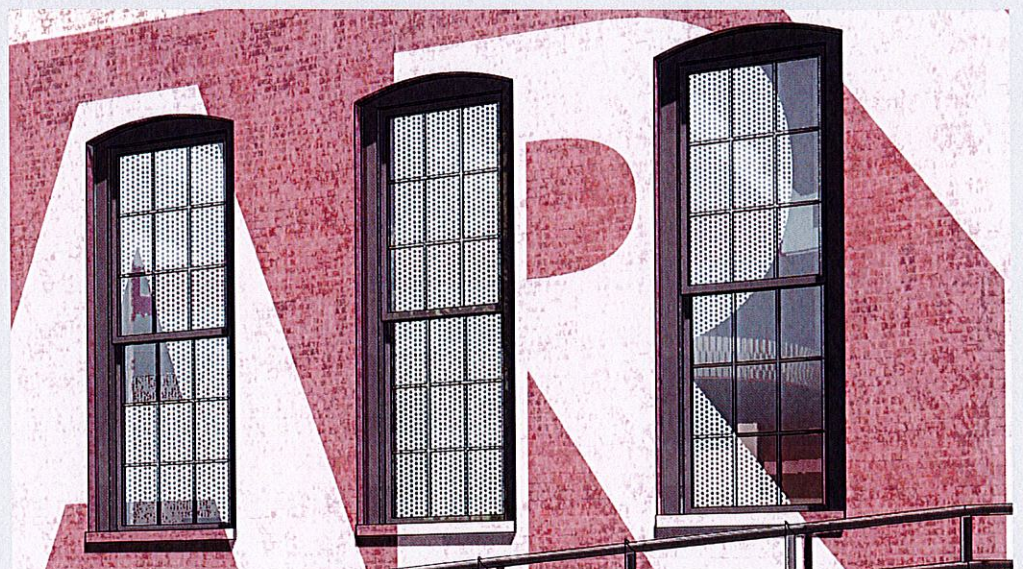
Sign type
Paint on brick and one-way white perforated vinyl window film

Location
Facade on Adams Street side

Mounting surface
n/a

Notes
One-way white perforated vinyl window film

Window detail



Work examples

The Shed

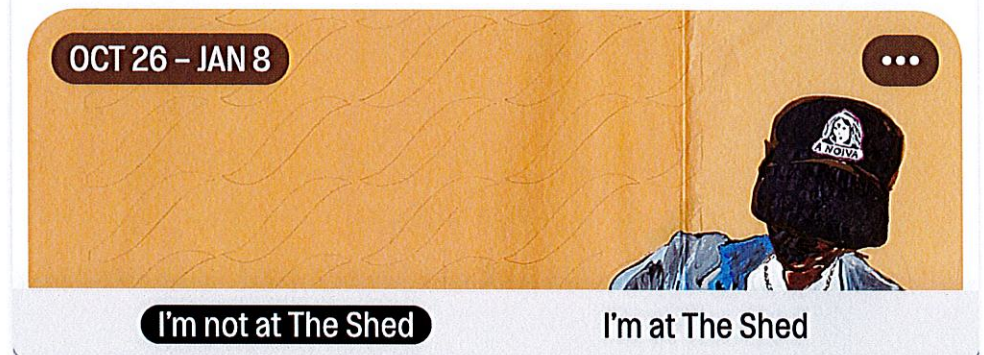
theshed.org

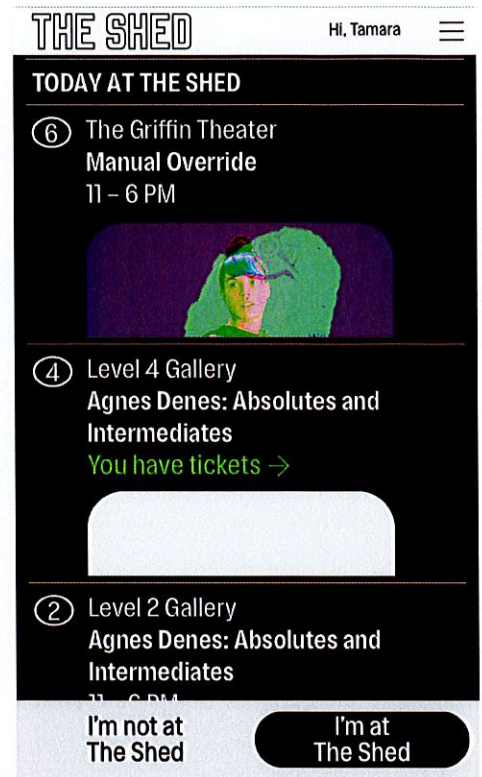
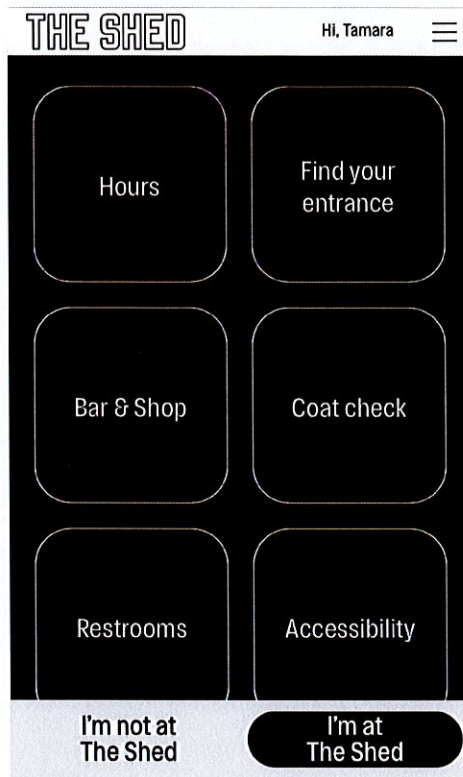
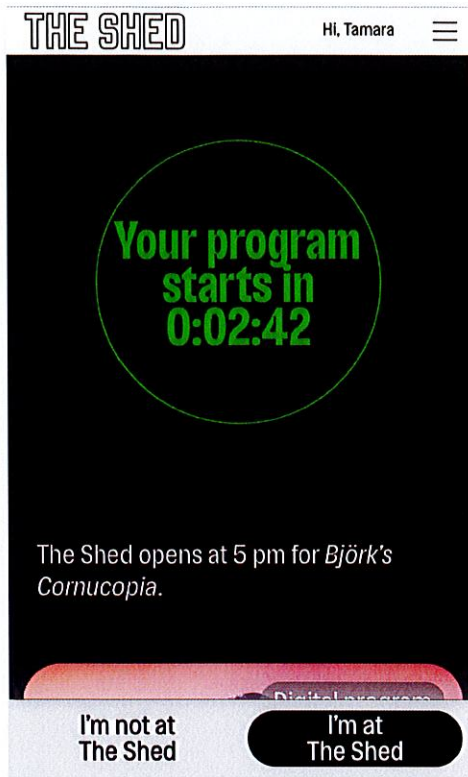
The Shed is a flexible new performing arts venue and contemporary art museum in New York City, which opened in Spring 2019. One wing of its innovative building is a 16,000 square foot weatherized shell that drives across a plaza on giant motorized wheels to literally create flexible space. In turn, our website was flexible enough to see The Shed through the period before its opening, the opening, The Shed's ongoing operation, and its moves through digital-only presence and then social distancing during the pandemic. It emphasizes visitor experience first and foremost. It is informed by substantial user research and interviews, and a strategic, interdisciplinary, and collaborative process that included many other vendors and stakeholders, and close involvement by The Shed's executive team.

The site is designed for inclusion and to build trust with users of all kinds – not only art experts. This is accomplished through clear explanations, through diverse representation at every level, through the creation of many points of transaction and engagement which directly invite the user to participate – and above all through respect for the user's time by providing an efficient, modern system.

These goals are reinforced by the site's heavy emphasis on mobile. A number of personalized features are added specifically for use on premise, through a special "I'm at The Shed" switch that is available on mobile.

The website, built in Economy, also provides the content for the digital signage at The Shed, creating a personal connection between at-home use, "I'm at The Shed" mode, and the physical building.





"At the Shed" mode streamlined for an easy visitor's access and member customized information.

The website, built in our content management system, Economy, also provides the content for the digital signage at The Shed, creating a personal connection between at-home use, "At The Shed" mode, and the physical building.

Work examples

Smithsonian Hi

"It's beautifully streamlined, and a leap forward in both functionality and how it integrates into your museum visit."

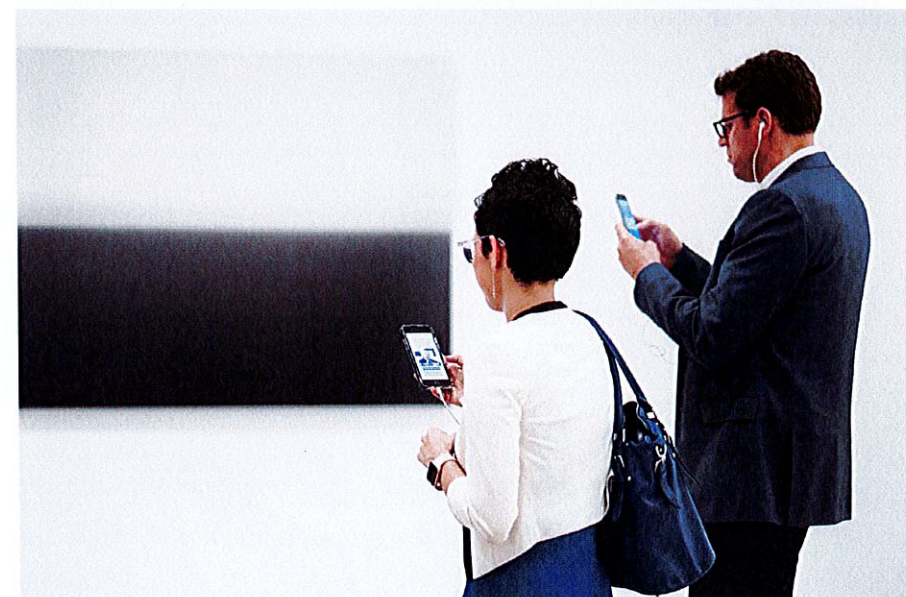
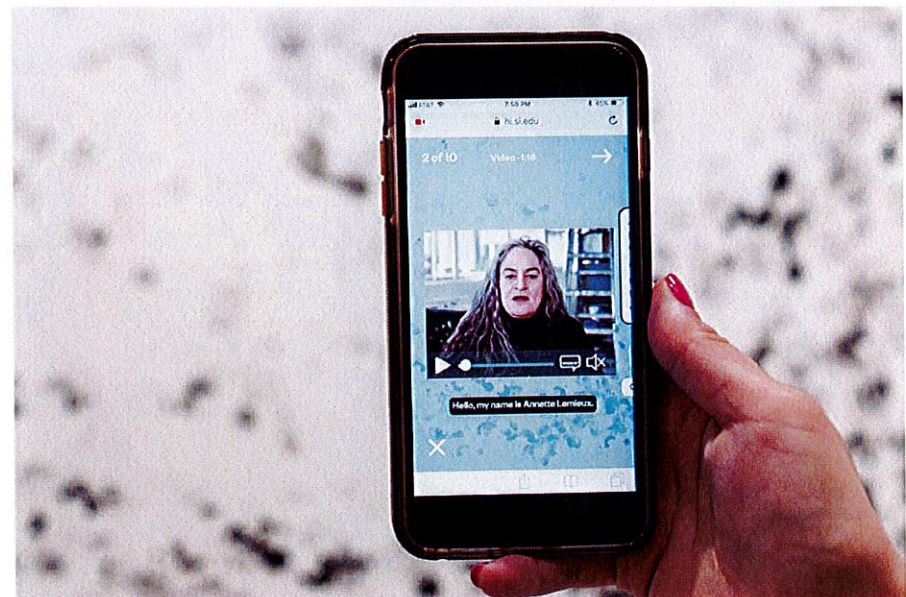
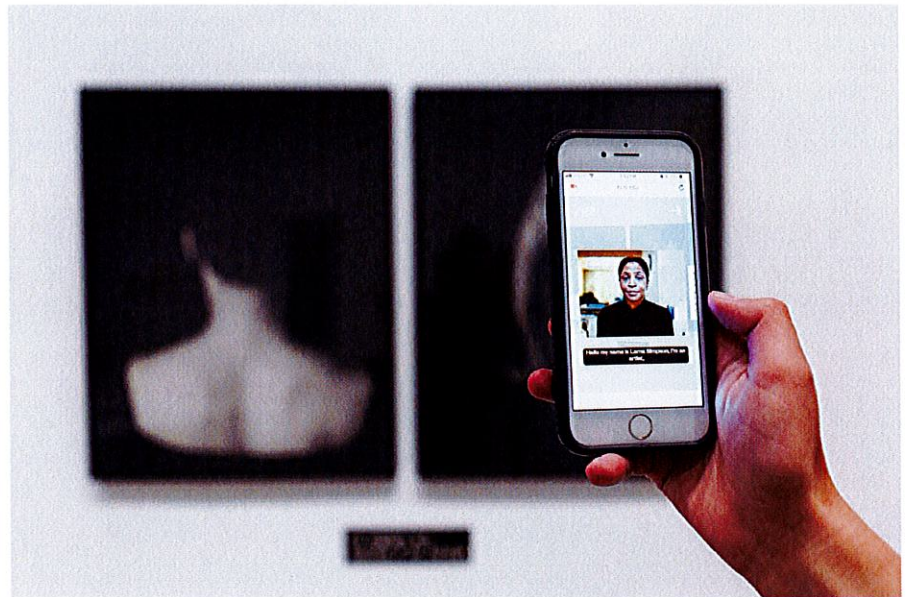
– Melissa Chiu, Director, Hirshhorn Museum and Sculpture Garden

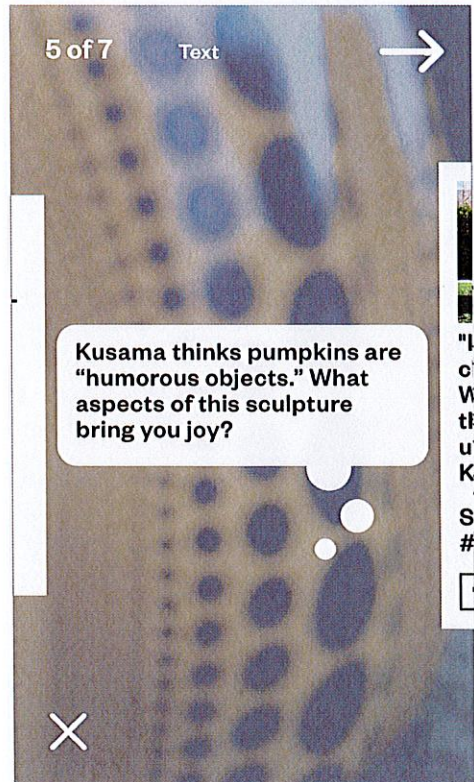
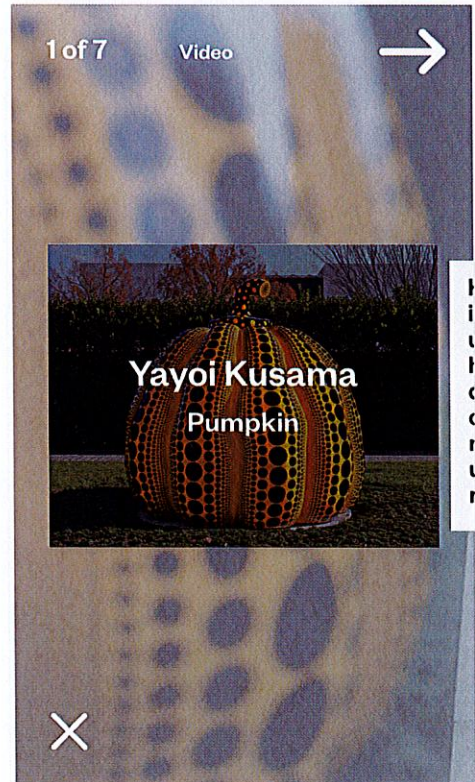
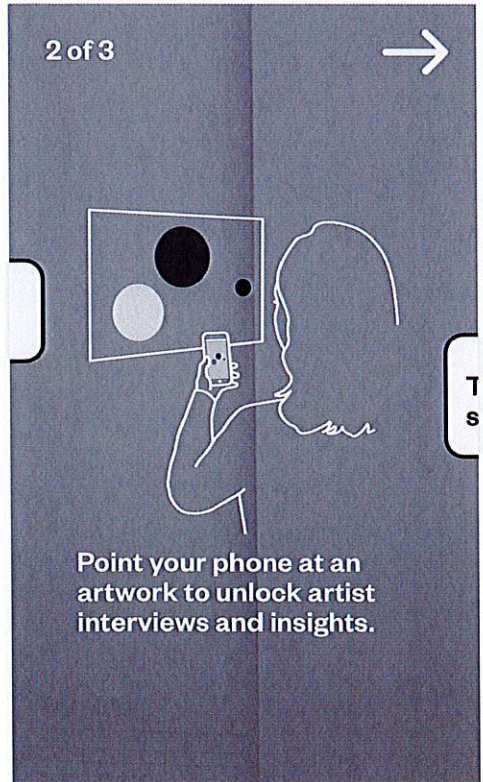
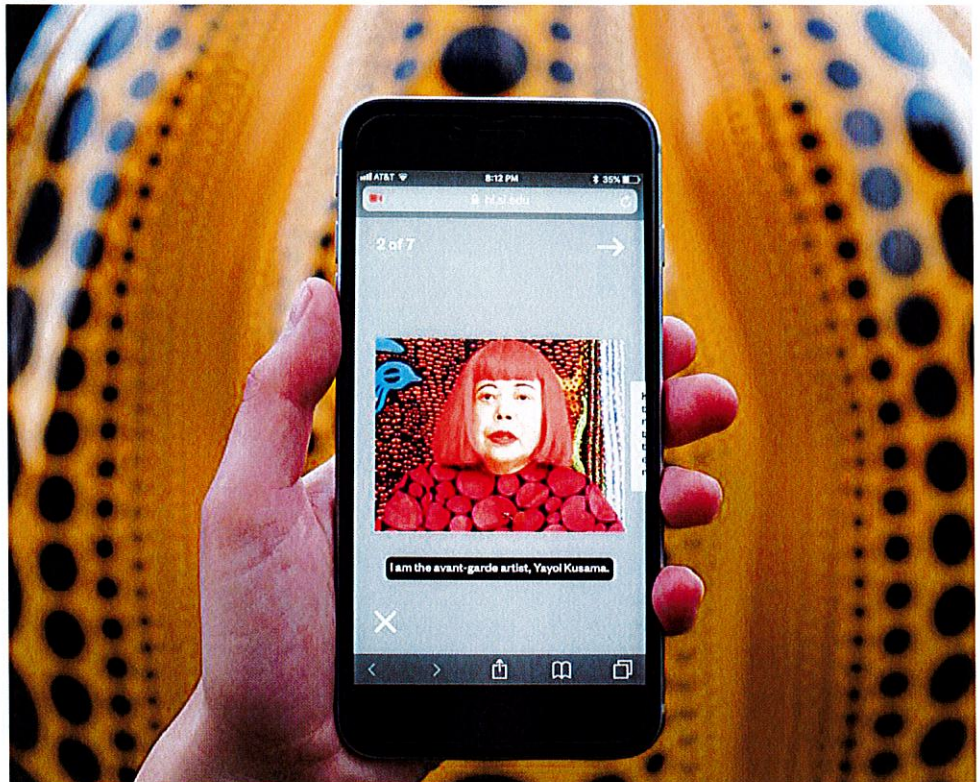
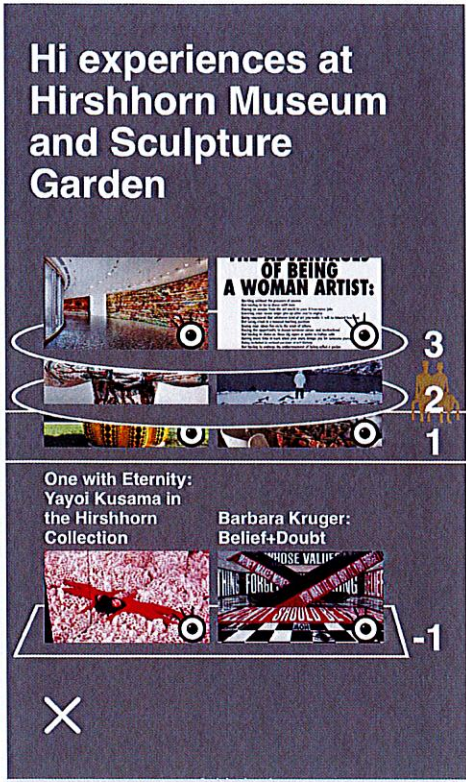
"Meet artists in the blink of an eye." Smithsonian Hi is a mobile guide that uses image recognition to identify artworks and objects. It originated at the Hirshhorn Museum, a modern and contemporary art museum at the Smithsonian in Washington, D.C.

The first of its kind, Smithsonian Hi requires no app and no plugins and is accessed on the web. There is nothing to download or install. Visitors simply visit hi.si.edu. Then they wave their phone past artworks in the museum to see and hear directly from the artists, creating meaningful connections between diverse artists and visitors. The guide currently covers all of the museum's four floors, including the Hirshhorn permanent collection exhibition it launched with, *What Absence Is Made Of*.

Mashable says the *Hirshhorn Eye* is the rare museum app that's worth the trouble. Fast Company calls it state of the art and easy enough for everyone to use.

The project has now been expanded to the broader Smithsonian as part of its "One Smithsonian" initiative, and renamed from *Hirshhorn Eye* to *Smithsonian Hi*. Along with the Hirshhorn, we now cover visitor experiences at the National Museum of African American History and Culture, and the National Museum of African Art.





RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-01-RN1 WITH LAYNE CONSULTANTS INTERNATIONAL, INC. FOR PROFESSIONAL SECURITY 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 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 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 security consulting services for the Property (collectively, 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, Layne Consultants International, Inc. (“**Layne**”) submitted a detailed proposal to the Agency to provide the Services dated December 30, 2022 (the “**Proposal**”), a copy of which is on file with the Agency; and

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

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

WHEREAS, the Agency desires to enter into Contract 23-01-RN1 with Layne (the “**2023 Contract**”) to perform the Services as outlined in the Proposal for an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the 2023 Contract 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, Layne 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 2023 Contract will prohibit Layne from making any reportable contributions through the term of the 2023 Contract; and

WHEREAS, notice of the award of the 2023 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 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 2023 Contract with Layne 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 2023 Contract, whichever is earlier, payable in accordance with the rates set forth in the Proposal for a total amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000), 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 2023 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 2023 Contract in a newspaper of general circulation in accordance with the LPCL.

Section 4. This Resolution shall take effect immediately.

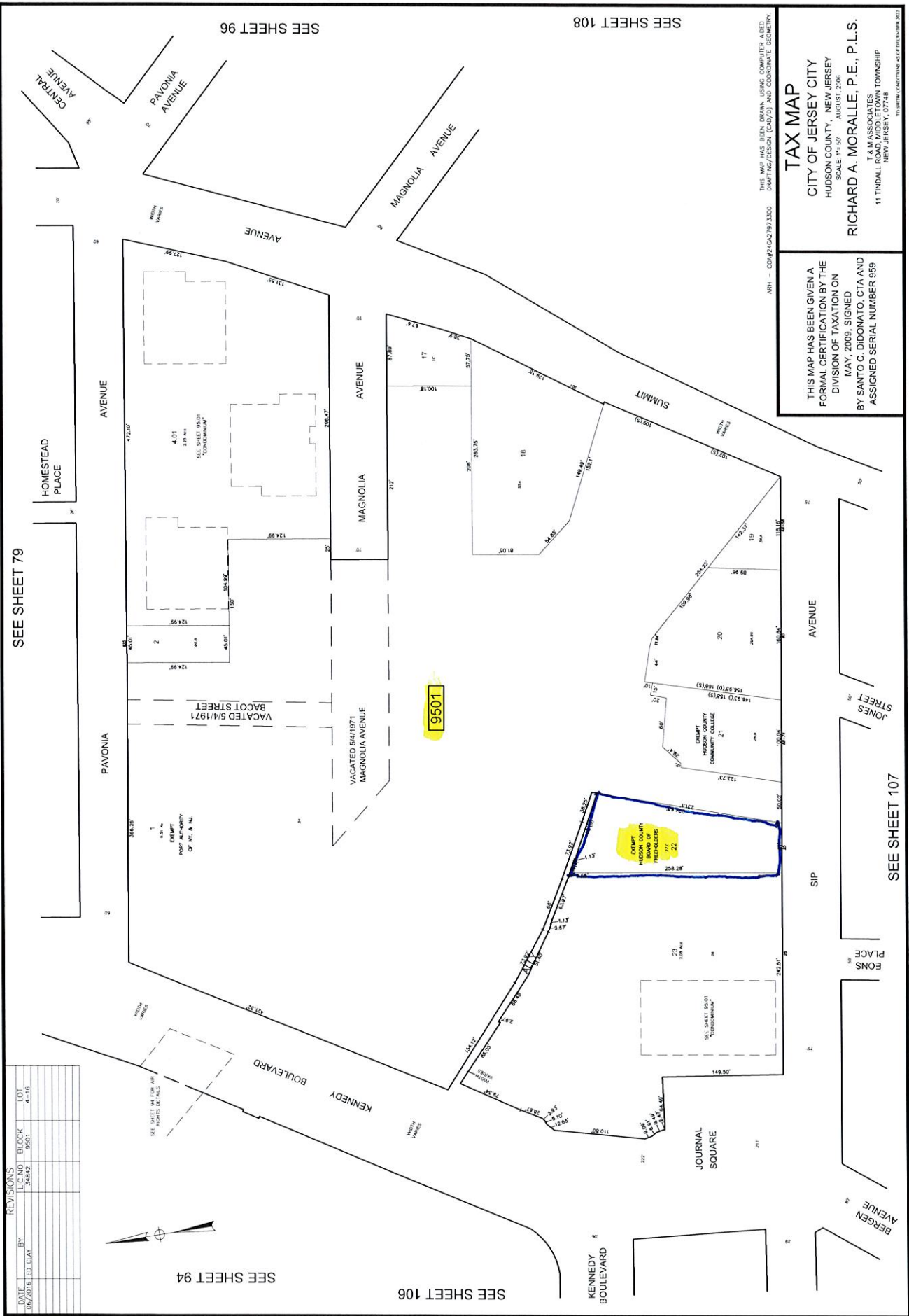
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on January 17, 2023.


Diana H. Jeffrey, Secretary

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

REVISIONS			
DATE	BY	REASON	LOT
06/2016	ED CLAR	34542	9501

SEE SHEET 79



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 659

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

PROPOSAL

THE CENTRE POMPIDOU X JERSEY CITY MUSEUM SECURITY CONSULTANT SERVICES



PROPOSED BY:
LAYNE CONSULTANTS INTERNATIONAL, INC.
DECEMBER 30, 2022

SECTION IV EXPERIENCE AND PROPOSED SERVICES

A LAYNE CONSULTANTS COMPANY PROFILE

Layne Consultants International (LCI) is universally recognized as a leader in the field of cultural property protection and has been in continuous operation since 1973. Our consultants are respected leaders in the fields of security management, emergency preparedness, fire protection, public safety, loss prevention, and system design, engineering, and specification development.

LCI offers several distinct services to international clientele, including:

- Detailed Risk Analysis Surveys & Threat Assessments
- Security System Design & Specification
- Emergency Management Planning
- Policy & Procedural Evaluation
- Protection of Valuable Collections
- Staffing Studies & Training
- Comprehensive Physical Security Planning
- Fire Protection Consulting & Design
- Project Coordination & Management
- Business Continuity Planning

LCI associates are *Certified Institutional Protection Managers, Instructors, and Technicians*, and *Certified Protection Professionals*. Technical expertise is enhanced by participation in technical workshops and seminars, and active participation in professional associations. LCI consultants are regularly called upon to present special seminars and workshops for security and law enforcement groups as well as government, business, industry, and trade associations. Our articles and research papers appear in many national publications and association journals. LCI textbook publications, *Safeguarding Cultural Properties*, *The Cultural Property Protection Manual*, and *Business Survival Guide* are widely distributed throughout the country. We regularly serve as expert witnesses for cases involving "standard of care" in security.

LCI created and currently manages *The International Foundation for Cultural Property Protection* (IFCPP), the world's only 501(c)(3) non-profit trade association dedicated to the protection of cultural, educational, and public institutions.

LCI associates are carefully selected for their ability to provide the high quality of service on which our reputation is based. With a vast network of experienced professionals, we strive to provide our clientele with the finest service available, in an efficient, cost-effective manner. LCI clientele join our growing family of institutions and business groups who appreciate our worldwide availability, and instant service response. We are always available, and are on-call 24 hours a day, 7 days a week, ready to assist.

B TECHNICAL EXPERTISE

Layne Consultants International maintains a team of security consulting and design professionals with extensive experience:

- Current and leading knowledge in the field
- A firm understanding of cultural and educational environments.
- Program evaluation, planning, and development
- Large-scale security/fire planning and integration
- Master planning and standards development
- Understanding of necessary collaboration between all parties and entities
- Ability to create and recommend effective phase work
- Vast success in program and technology integration experience in cultural settings
- Collaborative design efforts
- Process management

C CONSULTING PHILOSOPHY

The LCI approach to institutional protection is holistic. Our belief is that security is not purely based on any one component. Rather, effective security involves deploying systems, technology, staffing, training, procedures, and protocols together as tools in a comprehensive security program. LCI understands the synergy that must exist between the organization's operations, personnel, policies & procedures, departmental involvement, and technology enhancements, to enable the proper and comprehensive layering of security. LCI provides a team approach to architectural, cultural, environmental, operational, and budgetary considerations. LCI protection strategies are proactive and include an emphasis on awareness, stakeholder collaboration, and effective policies and procedures for detection, assessment, and response. Effective security is a program consisting of multiple elements working together. No one element alone enhances security effectively.

LCI is a fully independent, non-product affiliated consulting firm. Our consultants do not rely on manufacturers or other third parties for the evaluation of security products. LCI focuses on selection of the proper product for the unique elements of a given project and is not limited by relationship with a select number of resources.

LCI projects have included every facet of cultural institution protection and include property-wide projects as well as multi-phased entities, departments, and facilities. With projects of any size and scope, problems arise that must be dealt with in a professional and efficient manner. Our clients need to be comfortable with the consulting relationship and have complete confidence that they can rely on swift and proper response to any issues that may arise. LCI is in this business to protect client interests and budget, while providing leading edge, best-practices, and timely advice.

While each project is dictated by our clients' contractual terms, most of our clientele utilize our array of services on an ongoing basis. Our professional obligation to our clients normally runs far past contractual requirements.

D RISK ANALYSIS/THREAT ASSESSMENT

The purpose of any assessment is to provide the client with a pool of information that will be utilized in determining the status of protection in a facility or organization. The thoroughness and detail provided by the survey are critical in rendering a complete picture of the situation.

Layne Consultants International is recognized for its attention to detail and the objectivity of each assessment performed. We take the time necessary to assure you that nothing has been missed. While other firms may specialize in one type of facility, our diversity and experience in a variety of businesses, commercial enterprises and government facilities lends to our expertise in covering the details others often miss.

Although the elements of each assessment will vary with the type of facility involved, the following are generally included:

- Sufficient on-site time to personally inspect each area of client concern.
- Physical inspection of devices and barriers, such as lighting, fences, landscaping, locks, doors, and windows.
- Examination of existing Electronic Security Systems (ESS).
- Review of daily operations, traffic flow, freight and delivery handling, personal service operations.
- Staff interviews with department heads, key workers, maintenance, and security personnel. Interviews may include outside agencies, including police, fire emergency medical service, transportation.
- Review of emergency plans, training programs, employee manuals.
- Analysis of program effectiveness relating to security, prevention, emergency services, and public relations.

Client needs and general requirements determine the scope of the survey. Other special situations may require additional evaluation, such as the evaluation of contract security, construction security, or protection of special assets. Following the completion of our survey, a comprehensive report is issued to the client, including significant information developed, and the consultant's recommendations for problem solving.

E The Risk/Assessment:

Conducting a risk assessment survey is probably one of the most important elements of each project. The information gathered during the survey influences the direction of the

Conceptual Protection Plan and highlights those areas where your protection needs improvement. It is in this area where our service surpasses our competitors.

Physical Security and Electronic Protection are areas normally evaluated in any protection environment. The natural and manmade barriers to entry, intrusion detection systems, fire protection, lighting, landscaping, building design, fields of observation, furniture arrangements, and traffic flow are all contributing factors which are observed, documented, and compared to similar elements found in comparable environments. Given all the physical factors, the *most important aspect* in protection planning is the human element...those regular employees, security staff, responding agencies, visitors, and vendors who all contribute to the overall protection picture. You can spend unlimited amounts on electronic protection, erecting barriers, installing high technology access controls...all of which are worthless if the employee with the task of monitoring or activating parts of each system is inattentive, irresponsible, or neglectful.

Our survey includes an objective analysis of the human side as well. We conduct meaningful interviews with those staff members who will most benefit from system operations, and those who will be responsible for system operations. When appropriate, we meet with response agencies, system vendors, and others affected by the facility's protection. Policies, procedures, training manuals, and operations guides are reviewed, as well as existing vendor contracts. The result is a thorough, objective, and easily understood report that provides decision makers with prospective solutions to the most important problems: "How should we proceed...how much will it cost...and who will perform the tasks necessary?" The Risk Analysis Survey address each area, beginning with an executive summary, followed by an evaluation of each area reviewed. Practical solutions are presented in recommendation form, along with expected costs. Reports are normally presented within two weeks following on-site visitation.

F SYSTEM DESIGN & SPECIFICATION

Our System Design projects begin with the client conference, to determine the requirements and scope of the project. A detailed survey is generally recommended to determine additional need or status of existing systems. The completed survey provides a general guideline for the actual design of the proposed system.

LCI employs experienced professionals in each area of specialization required to complete a design project. Our associates include electrical engineers, certified fire protection specialists, communications specialists, and other consultants with extensive experience in the design and specification of systems.

Our design projects often include the preparation of system specification and bid documents. We also offer our assistance in the selection of qualified vendors, conducting pre-bid vendor conferences, supervision of system installation, and final inspection of project completion.

We bring to each client our sound reputation for service and reliability. Except where specifically requested to protect the confidentiality of a project, we provide a complete list of previous clients for reference information. We're proud of our relationship with clientele, which continues long after the completion of a project.

Design projects performed by Layne Consultants International include single-family residences, multi-residential facilities, manufacturing and industrial facilities, cultural institutions, educational institutions, commercial complexes, health care institutions, office structures, financial institutions, and government complexes. We consider our engineering staff to be the "best in the business," and our clientele regularly verify that statement.

We have significant experience in the use of access control systems, video surveillance and recording systems, fire protection/detection systems, communications systems, intrusion detection systems, and special situation systems. We have complete security engineering design and AutoCAD/Revit drafting capability. As independent (non-product affiliated) consultants, we have extensive product knowledge from a wide range of technologically advanced systems.

G EMERGENCY MANAGEMENT

A critical need of any institution or organization is an objective, well-thought out, tested, and re-tested *Emergency Operations Plan* (EOP). Because of changing environments and a number of elements affecting the organization's ability to handle crisis, the EOP needs to be a fluid, constantly changing document.

Developing or updating a proper EOP requires input from major stakeholders within the organization; a thorough analysis of operational procedures, policies, and assets; as well as consideration of the administration's operating philosophies. This may be a difficult and time-consuming process. With over 35 years of experience in public safety, emergency management, emergency response coordination, and protection planning, we are in an excellent position to assist any size or scope of organization with the formulation of, upgrade, or composition of, a complete *Emergency Operations Plan*. Our proven format is easily adoptable for special situations or specific needs. We are pleased to offer three distinct levels of service:

- Evaluation, preparation, and publication of a basic *Emergency Operations Plan*
- Coordination, planning, and facilitation of a tabletop emergency exercise
- Preparation, coordination, and facilitation of a live, "hands-on" exercise

Our team of recognized experts will visit your site, interview key personnel, review existing documents, perform a risk analysis survey of your facilities, and prepare a suitable document. This is as close to "turn-key" as you can get, saving your organization a considerable amount of time, effort, and money. The above-described services are available worldwide. Fees are quoted based on the size of the organization and its facilities, and the time necessary to conduct an on-site evaluation, gather organizational information, and produce a professional EOP outline.

H POLICY & PROCEDURE REVIEW & DEVELOPMENT

LCI regularly develops policies, procedures, and protocols for individual institutions, government agencies, and trade associations, setting industry standards and best practices industry wide. The following is a partial list of the sample forms that are normally included in our report of survey:

- ✓ Active Shooter Response
- ✓ Armed Robbery Prevention & Response
- ✓ Art Shipment Protection Checklist
- ✓ Bomb Threat Procedures
- ✓ Building Evacuations
- ✓ Business Continuity Outline
- ✓ Closing & Opening Procedures
- ✓ Collections Storage Security Guidelines
- ✓ Confrontation Policy
- ✓ Contractor Requirements
- ✓ Daily Activity Logs
- ✓ Disaster Preparedness Checklist
- ✓ Emergency Flipchart
- ✓ Ejecting Unruly Patrons & Trespass
- ✓ Emergency Information & Staff Skills Inventory
- ✓ Emergency Lockdown Procedures & Shelter-In-Place
- ✓ Emergency Operations Contacts
- ✓ Emergency Operations Guidelines
- ✓ Emergency Preparedness Checklist
- ✓ Evacuations
- ✓ Fire Protection Checklist
- ✓ Guard Specifications & Post Orders
- ✓ Homeland Security Advisory System
- ✓ Hostage Survival
- ✓ Incident Report Form
- ✓ Inventory Form & Procedures
- ✓ Key/Keycard Issue Policy
- ✓ Lost Child Procedures
- ✓ Package Inspection/Bag Checks
- ✓ Patrolling
- ✓ Protecting Collections
- ✓ Security Procedures During Construction
- ✓ Security Officer & Police Instructions
- ✓ Suspicious Activity Report
- ✓ Theft & Loss Prevention Policies
- ✓ Visitor Rules of Conduct
- ✓ Weapons Policy
- ✓ Witness Statement

✓ Workplace Violence Policy

I PROTECTING COLLECTIONS

IFCPP sets the standards for best practices in the protection of all types of cultural collections, on exhibit, in use, in storage, and in transit. Strategies and philosophies for the protection of valuable collections incorporate a host of complimentary components. The following elements should be considered when developing sound strategies for a comprehensive protection program:

Fire is still a primary threat to collections. Fire protection starts with a viable prevention program. In addition to the emphasis, we placed on patrols and electronic systems in all publications, the institution needs to think about those daily violations of documented fire codes, as well as common sense fire prevention tools.

Other primary threats to valuable collections include natural disasters, theft, terrorism and both unintentional and intentional damage. All these eventualities need to be addressed in your emergency operations plan.

Theft prevention does not happen by accident. As verified in numerous surveys, internal theft, or internally related theft is responsible for over 90% of losses from valuable collections. That means that anyone, from Trustees, to Directors, to Security Managers...Curators...anyone...may be involved in theft. The rules must apply to everyone. Background screening must be consistent and professional.

Pre-employment screening should be mandated. Post-employment criminal history checks may also be helpful. Just because someone has worked for the institution for years doesn't mean that haven't run afoul of the law outside of the job. You have a right, if not a definite need to know.

Protection of collections begins at the outermost perimeter. A combination of security patrols, police patrols, enhanced lighting, intrusion detection, video surveillance, package inspection, and supervised egress points are all necessary.

Utilize reasonable rules of conduct to protect collections from intentional and unintentional damage. These rules must be published, and available for viewing by patrons, and/or posted in a conspicuous manner.

J SECURITY STAFFING PLAN

LCI provides resources to assist the client in creating a sustainable staffing plan unique to the project and planned operations. LCI shall work with the client to provide a staffing framework that shall identify security positions, associated job descriptions, and staffing levels suitable for budget development.

Staffing activities may include:

- General security operations
- Roving interior patrols
- *Security Command Center* operations
- Entries and loading dock
- Special events
- Parking, exterior and perimeter patrols

LCI can provide a preliminary staffing plan with position matrix for review by the client. Based upon client comments, LCI shall produce a final staffing plan deliverable.

K PARTIAL CLIENT LIST

Academy Museum of Motion Pictures
Addison Gallery of American Art
Ah-Tah-Thi-Ki Museum
Allen Memorial Art Gallery
American Museum of the Moving Image
Arkansas Arts Center
Arnell Museum of Canajoharie
Art Cake
Art Gallery of Ontario
Art Institute of Chicago
Arvada Center for Arts & Humanities
Auckland Gallery
Auckland Museum of Art
Barnes Foundation
Bass Museum of Art
Brokaw-McDougal House
Brooklyn Museum
Brucemore
Buffalo Bill Historical Center
Call-Collins House Museum
Carnegie Museums of Pittsburgh
Cleveland Museum of Art
Clifton Steamboat Museum
Clyfford Still Museum
Colonial Williamsburg
Colorado History Museum
Colorado Historical Society
Commonwealth Museum
CU Museum of Natural History
Dali Museum
Denver Art Museum
Denver Museum of Nature & Science
Des Moines Art Center

Detroit Historical Society
Detroit Institute of Arts
Edsel & Eleanor Ford House
Faulconer Gallery
Folger Shakespeare Library
Frazier Historical Arms Museum
Flint Cultural Center
Florida State Archives
Fort Snelling
Georgia Museum of Art
Georgia O'Keeffe Museum
Glass Pavilion at the Toledo Museum of Art
Glenstone
Governor Martin House
Graham Gund Gallery
Grand Rapids Museum of Art
Grinnell College Museum of Art
The Grove
Guggenheim Museum
Harriet Beecher Stowe Historic House
Harvard Art Museums
Hearst Castle
High Museum of Art
Hirschhorn Museum/Sculpture Garden
Hispanic Society of America
The Historic New Orleans Collection
Historical Society of Pennsylvania
History Colorado
Hood Museum of Art at Dartmouth College
Houston Museum of Nature & Science
Huntington Library, Art Collections & Botanical Gardens
Indiana University Museum Archaeology & Anthropology
JB Speed Art Museum
James J. Hill House
Jamestown Foundation & Settlement
Jewish Historical Society of Greater Washington
Kansas City Museum
Kelsey Museum of Archaeology
Kentucky Center African American Heritage
Kirkland Museum of Fine & Decorative Art
Knott House Museum
Leanin' Tree Museum
Lillian & Albert Small Jewish Museum
Littleton Historical Museum
Longmont Museum
Lucas Museum of Narrative Art

Masterpiece Storage
Maymont Foundation
Metropolitan Waterworks Museum
Miami Art Museum
Millennium Park
Milwaukee Public Museum
Minneapolis Institute of Arts
Minnesota Historical Society
Minnesota Marine Museum
Mission San Luis
Mississippi Museum of Art
Molly Brown House
Museo de las Americas
Museum of Contemporary Art Los Angeles
Museum of Florida History
Museums of New Mexico
Muscarelle Museum of Art
Nasher Art Museum – Duke University
National Constitution Center
National Museum of American History
National Park Service
National Racing Museum and Hall of Fame
National WWI Museum
National WWII Museum
Naumkeag (Trustees of Reservations)
Nelson-Atkins Museum of Art
Neue Galerie
New Brighton Historical Society
New York State Historical Association
New York University Abu Dhabi Art Gallery
New Zealand Military Museum
Newark Museum
Newport Restoration Foundation
Northwest Museum of Arts & Culture
OKPOP
Old Cowntown Museum
Old Salem Museum & Gardens
Oliver Kelley Farm
Pace Gallery
Parthenon
Penn Museum
Perot Museum of Nature & Science
Philadelphia Museum of Art
Philbrook Museum of Art
Portland Art Museum
Princeton University Art Museum

Pulitzer Foundation for the Arts
R.A. Gray Building
Reynolda House Museum of American Art
Ringling College of Art & Design
Rockwood Museum
Rough Point
Sacramento Archive & Museum Collection Center
Saint Louis Science Center
Sheldon Memorial Art Gallery
Smith College Museum of Art
Smithsonian Institution
Split Rock Lighthouse
Stark Museum of Art
Sterling & Francine Clark Art Institute
Thomas Jefferson Foundation/Monticello
Tudor Place Historic House & Gardens
Tweed Museum of Art (UMN)
The Union Bank
University of Colorado Museum of Natural History
Utah Museum of Natural History
Walt Disney Family Museum
Walters Art Museum
Washington Pavilion of Arts & Science
Wellin Museum of Art at Hamilton College
Wexner Center for Performing Arts
Whitney Museum of American Art
Wichita Art Museum
Williams College Museum of Art
Winterthur Museum and Gardens
Woodruff Arts Center
Yorktown Victory Center

L REFERENCES

Please contact the following institutions and individuals for professional references about LCI security planning, assessment, design, and training services:

Academy Museum of Motion Pictures

Brendan Connell, Jr
COO and General Counsel
(310) 247-3633
bconnell@oscars.org

Arcadis

Cary S. Tisch, Senior Vice President
(312) 925-2682

ctisch@arcadis.com

Arkansas Museum of Fine Art

Laine Harber
Deputy Director and Chief Financial Officer
(501) 396-0301
lharber@arkansasartscenter.org

The Barnes Foundation

Vince D'Antonio
Senior Director of Operations
(215) 278-7022
vdantonio@barnesfoundation.org

The Clark

Bill Powers, CIPM II, CIPI
Director of Facilities
(413) 458-2303 x 214
BPowers@clarkart.edu

Glenstone Estate/Foundation

Tony Cervený
Director
(301) 299-1616
tony@glenstone.org

Kansas City Museum

Andy Short, AIA
International Architects Atelier
(816) 471-6522
ahsort@i-a-a.com

Minneapolis Institute of Arts

Ross Guthrie, CIPM II
Director of Security
(612) 870-3230
rguthrie@artsmia.org

National WW2 Museum

Damon Rodriguez
Director of Security
(504) 528-1944 x 324
damon.rodriguez@nationalww2museum.org

Paratus Group

Robert Portnoff

Project Director
(212) 334-7700

Princeton University Art Museum

Scott Newman, FAIA
Cooper Robertson (Architect/Owner's Rep)
(212) 247-3528
snewman@cooperrobertson.com

Smith College Museum of Art

Lily Foster
Associate Director of Museum Administration
(413) 585-2654
lfoster@smith.edu

SECTION V ASSUMPTIONS AND GOVERNMENTAL RESPONSIBILITIES

A Sample Professional Services Contract

The terms and conditions set forth in the provided SAMPLE Professional Services Contract appear to be acceptable.

SECTION VI SUPPLEMENTAL INFORMATION

A PROJECT DESIGN APPROACH AND CONSIDERATIONS

- Layne Consultants International, Inc. (LCI) has experience with Paratus both on the Perez Art Museum Miami and Academy Museum of Motion Pictures. LCI understands the high standards this firm demands.
- Beyond the challenges of security within The Centre Pompidou X Jersey City Museum itself, the building exterior and surrounding area offers security challenges of their own. Consideration of Crime Prevention Through Environmental Design (CPTED) principles of lighting, natural surveillance, territorial reinforcement, and maintenance can be very effective in mitigating safety and security risks. It will be important to ensure that the security solutions deployed provide useful data for effective situational awareness of the building perimeter and grounds, allowing security operations to effectively direct security resources to areas of concern in a proactive and/or expeditious manner.
- For The Centre Pompidou X Jersey City Museum, it is not just about security. Rather, it is about the unique cultural relationship between France and the United States of America to reinvent, develop and activate Jersey City Journal Square's iconic Pathside Building. When designing security systems and programs, it is critical to clearly understand the primary role of security within the organization: to support the mission of the organization. This means that security at The Centre Pompidou X Jersey City Museum should support a creative and collaborative environment by providing appropriate security that is consistent with the goals and mission of the organization. The textbook application of security principles, in of themselves, may potentially conflict with the organization's mission. While fundamental security principles certainly should be considered, the way they are applied should be in harmony with the organization's unique operating culture and environment. Layne Consultants International, Inc. is highly skilled at "thinking outside the box" and working with the client and the design team to develop effective security solutions that work within the client's unique organization.
- The architectural design of The Centre Pompidou X Jersey City Museum provides an excellent opportunity to consider a unique approach to security design. Design considerations should include a holistic approach that includes all security elements working together in harmony: operations, security electronics, staffing, policies, and procedures, etc. The security approach should reflect the organizational identity. Security should leverage technology as a force multiplier to minimize the presence of security officers throughout the facility. The approach should also consider distributing security roles and responsibility beyond security personnel. Security should be integrated into the business much like accounting, human resources, etc.
- The Centre Pompidou X Jersey City Museum will rely on an extensive telecommunications network infrastructure. Today's security electronics are

network centric. Layne Consultants International, Inc. coordinates security electronics to be harmonized within the organization's telecommunication standards. Properly designed and deployed security electronics enables the client's IT department to support and maintain security electronics just like they do for other network-centric systems within the organization, reducing reliance on outside contractors.

- The Centre Pompidou X Jersey City Museum architectural design will demand creativity when selecting security devices and determining mounting methods. The application of security devices must preserve the architectural integrity of the building. Layne Consultants International, Inc. has worked with many high-profile architectural teams to effectively integrate security devices in harmony with the building architecture.
- Layne Consultants International, Inc. is a non-product-affiliated consulting firm. That is, we do not rely on product manufacturers to determine security product selection. Layne Consultants International, Inc. does not have a product agenda. Therefore, Layne Consultants International, Inc. is better suited to provide the proper product selection for the client's unique environment, rather than attempting to shoehorn a product into the wrong application.
- Clients need and deserve choices for the future. Long after the building is complete; security systems must be maintained, expanded, and serviced. Oftentimes clients find that they are forced to continue to deal with a single provider even though the business relationship has soured. Layne Consultants International, Inc. strives to produce a security design that enables future choices in security providers.

B OPTIONAL SERVICES PROPOSAL

Option 1 – Electronic Security System Commissioning/Programming

Background:

The Centre Pompidou X Jersey City Museum project includes new electronic security systems (ESS). ESS subsystems may include:

- Access Control and Intrusion Detection System (ACDS)
- Video Surveillance and Recording System (VSRS)
- Video Intercom Systems (VIS)
- Automated Key Control (AKC)

The ESS design will provide flexibility in how the systems interoperate and how they behave in support of the overall safety and security program at The Centre Pompidou X Jersey City Museum. While the project specifications require the security contractor to program the ESS as coordinated with the Owner or the Owner's designated representative, there are several factors that create challenges to effective system configuration and programming:

1. Final ESS testing, and acceptance is included in LCI Construction administration scope of work.
2. The Owner may not possess sufficient knowledge of ESS capabilities at project completion to provide the meaningful configuration/programming direction to the security contractor.
2. The Owner may not have finalized security operations policies and procedures necessary to establish ESS operational expectations.
3. During construction close-out, the Owner may not have sufficient time to PROPERLY coordinate with the security contractor.
4. Contractor ESS commissioning to a third-party consultant can overcome these challenges so that the ESS will behave as expected upon turnover.

Option 1 Scope of Work:

1. LCI shall perform commissioning services to ensure the ESS operates as a fully functioning system per the Owner's requirements to include:
 - Card reader/Door attributes.
 - Time Zone definitions.
 - System scheduling.
 - Input/output event linking.
 - Access level definitions.
 - Alarm point definitions.
 - Alarm/Event instructions.
 - Alarm/Event priorities.
 - ACDS/VSRS integration operation.
 - Cardholder screen layout.
 - Device naming conventions.
 - Video recording attributes.
 - Camera configuration and security.
 - Video motion detection configuration.
 - ACDS/VSRS monitoring configuration.
 - AKS configuration.
 - VIS configuration.
 - Report generation.
 - Password configuration.
 - System back-up and archiving configuration.
2. LCI shall coordinate with the Owner to establish ESS operational requirements.

3. LCI shall serve as the Owner's designated representative to coordinate ESS configuration and programming requirements with the security contractor.
4. LCI shall document all commissioning activities and programming requirements.
5. LCI shall provide three (2) 2-day on-site coordination sessions with Owner and security contractor.
6. LCI shall schedule ESS configuration and programming with the security contractor in harmony with the project schedule.
7. LCI shall provide weekly updates to the Owner, or the Owner's project team, on the commissioning progress.
8. LCI shall coordinate with the security contractor to perform internal pre-testing of ESS operation in preparation for final testing and acceptance.

Option 1 Fees (Lump Sum):

LCI shall perform the above Option1 scope of work for a fee of \$15,000.00, plus reimbursable expenses estimated at \$3,400.00.

Option 2 – Security Policy & Procedure Development

Proposed Scope of Work:

1. LCI shall provide policy and procedure development as coordinated with Owner to include:
 - Access Control and Access Badge Use.
 - Request for Electronic Access.
 - Video Use and Retention.
 - ID badge Creation and Use.
 - Security Control Center (SCC) Operator Post Orders.
 - Gallery Security Post Orders.
 - ESS Testing.
 - Security at Lobby Desks.
 - Visitors Control.
 - Rules for Contractors Working within AAC.
 - Visitor Bags and Inspection.
 - Key Checkout and Use.

NOTE: No on-site work is anticipated for this scope item.

Option 2 Fees (Lump Sum):

LCI shall perform the above Option 2 scope of work for discounted fee of \$12,000.00.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AUTHORIZING CONTRACT
23-01-RN4 WITH ADVANCED SCAFFOLD SERVICES, LLC FOR
THE RENTAL OF SCAFFOLDING ON 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, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the Jersey City Redevelopment Agency (the “**Agency**”) owns various properties throughout the City of Jersey City (the “**City**”); 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 “**Site**”), located within the Journal Square 2060 Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan; and

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

WHEREAS, the Agency has a need for heavy-duty scaffolding at the Site; and

WHEREAS, Advanced Scaffold Services, LLC (“**Advanced**”) submitted Estimate #7609 (the “**Estimate**”) dated January 13, 2023 to the Agency with proposed costs for the rental of heavy-duty scaffolding (the “**Services**”) for a rental cost not to exceed One Thousand Two Hundred Dollars per month (\$1,200.00 per month), for a total contract amount not to exceed Fourteen Thousand Four Hundred Dollars (\$14,400.00); and

WHEREAS, the total amount of the contract was determined to be under the bid threshold established pursuant to the LPCL; and

WHEREAS, the Agency certified that funds are available for the purposes set forth herein,

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.

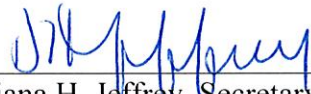
Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with Advanced to perform and

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 Estimate for a total amount not to exceed Fourteen Thousand Four Hundred Dollars (\$14,400.00), 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 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 on January 17, 2023.


Diana H. Jeffrey, Secretary

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

REVISIONS			
DATE	BY	REASON	LOT
06/20/16	ED. GUN	5501	4-16

SEE SHEET 79

95



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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 100' ±
AUGUST 2009
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

THIS MAP WAS SET, DRAWN, USING COMPUTER AIDED
DRAWING/DESIGN (CAD) AND COORDINATE GEOMETRY.
ARH - COMP24027971300

95

Advanced Scaffold Services LLC

650 Route 46 West
Clifton, NJ 07013
973-591-0220

Estimate

Date	Estimate #
1/13/2023	7609

Name / Address
JERSEY CITY REDEVELOPMENT AUTH. 4 JACKSON SQ JERSEY CITY, NJ 07305

Ship To
84 SIP AVENUE JERSEY CITY, NJ

Terms	Rep	FOB	Project
	KA		84 SIP AVENUE - J...

Item	Description	Qty	Cost	Total
HDSB RENTAL	ADDITIONAL (12) RENTAL TERMS @ \$1,200.00 PER MONTH FROM JANUARY 2023 - DECEMBER 2023 EXCLUDES: 1. ALL OVER TIME 2. REPAIRS DUE TO DAMAGES CAUSED BY OTHERS 3. MAINTENANCE OF BRIDGE AND BRIDGE LIGHTING 4. TRAFFIC CONTROL / FLAGMEN	12	1,200.00	14,400.00T
Terms & Conditions	All quoted prices are subject to applicable sales and use taxes. Our prices are based upon our standard methods of tying-in the scaffolding to the building structure lag screw or similar anchors, unless otherwise specified. If, upon physical inspection, it becomes necessary to tie in by another method, an additional charge may be necessary. TERMS: The minimum rental period is 28 days. All rental charges after 28 days will be prorated on a daily basis with the daily charge invoiced as one twenty-eighth (1/28th) of the		0.00	0.00

	Subtotal
	Sales Tax (0.0%)
	Total

Signature

Advanced Scaffold Services LLC

650 Route 46 West
Clifton, NJ 07013
973-591-0220

Estimate

Date	Estimate #
1/13/2023	7609

Name / Address
JERSEY CITY REDEVELOPMENT AUTH. 4 JACKSON SQ JERSEY CITY, NJ 07305

Ship To
84 SIP AVENUE JERSEY CITY, NJ

Terms	Rep	FOB	Project
	KA		84 SIP AVENUE - J...

Item	Description	Qty	Cost	Total
	<p>"Each additional Four Week Charge." Billing will be pre-billed upon delivery. Terms are net 30 days. The acceptance of this quote constitutes acceptance of all terms and provisions of Advanced Scaffold Services, LLC rental contract. Upon receipt of this signed contract, Advanced Scaffold Services, LLC will furnish Certificates of Insurance to your company for Workers Comp and General Liability for \$1,000,000.00 and a General Aggregate of \$2,000,000.00. Quoted prices are valid for six (6) months.</p> <p>CONTRACTOR'S RESPONSIBILITIES: It is the responsibility of Your Company to provide a clean, unobstructed work area; to move planking, sidewall brackets and guardrails as necessary; install toe boards, mesh; and at all times to maintain and use Scaffolding in accordance with OSHA and other applicable state and local regulations, as well as the enclosed manufacturer's safety rules and instructions. It is also the responsibility of your company to keep all persons other than Advanced Scaffold Services, LLC employees off the scaffolding during the erection and dismantling. It is the contractor's responsibility (unless specifically stated by Advanced Scaffold Services, LLC) to determine</p>			

	Subtotal
	Sales Tax (0.0%)
	Total

Signature

Advanced Scaffold Services LLC

650 Route 46 West
Clifton, NJ 07013
973-591-0220

Estimate

Date	Estimate #
1/13/2023	7609

Name / Address
JERSEY CITY REDEVELOPMENT AUTH. 4 JACKSON SQ JERSEY CITY, NJ 07305

Ship To
84 SIP AVENUE JERSEY CITY, NJ

Terms	Rep	FOB	Project
	KA		84 SIP AVENUE - J...

Item	Description	Qty	Cost	Total
	<p>if the structure(s) the scaffolding is set upon are capable of supporting the loads imposed by the Scaffolding, men, material, etc. It is the contractor's responsibility to protect these structure (roof, flooring, etc.) from damages, which may be caused by setting the Scaffolding upon them, or by work being performed on this project. It is also the contractor's responsibility to repair the tie-in holes at the time of scaffold dismantle.</p> <p>Advanced Scaffold Services, LLC employees must not be exposed to any dangerous work environments that may put their lives at risk, or in harm's way. It is the responsibility of Your Company to provide a work area that is safe and in compliance with OSHA specifications regarding, but not limited to, illumination, ventilation, excavation and / or trench shoring, any elevated work platforms, an assure the safety of Advanced Scaffold Services employee's will not be exposed to any hazardous or toxic material. You must notify us immediately if you become aware of existent, or believed to potentially be existent, hazardous or toxic material on site. The rented equipment shall be at the sole risk of your company from injury, loss or destruction. In case it or any part thereof be destroyed, damaged, or lost - Your Company shall pay Advanced Scaffold Services, a sum equal to Advanced Scaffold Services contractor's price for the same or</p>			

	Subtotal
	Sales Tax (0.0%)
	Total

Signature

Advanced Scaffold Services LLC

650 Route 46 West
Clifton, NJ 07013
973-591-0220

Estimate

Date	Estimate #
1/13/2023	7609

Name / Address
JERSEY CITY REDEVELOPMENT AUTH. 4 JACKSON SQ JERSEY CITY, NJ 07305

Ship To
84 SIP AVENUE JERSEY CITY, NJ

Terms	Rep	FOB	Project
	KA		84 SIP AVENUE - J...

Item	Description	Qty	Cost	Total
	<p>similar equipment. You can have your employee's field count deliveries and returns or Advanced Scaffold Services employee's counts as valid. Absence of your personnel will indicate your willingness to accept Advanced Scaffold counts verified by your independent field counts. Audited counts with our personnel may require additional charges.</p> <p>"EXTRA" WORK: It is understood that this job is to be performed on straight time and that any delays in work caused by others or "extra" work requested, which is not included in the above job description, are subject to additional charges. All labor charges are invoiced at our current Hourly Billing.</p> <p>PAYMENT TERMS: All invoices paid within 30 days of invoice date will be offered a 4% discount. Invoices paid 31 - 60 days will be price listed on invoice, NO discount. Invoices paid 61 + will be charged 1.5% monthly interest charges.</p>			

All EQUIPMENT and LABOR to meet or exceed all OSHA regulations.	Subtotal	\$14,400.00
	Sales Tax (0.0%)	\$0.00
	Total	\$14,400.00

Signature _____

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 23-01-RN5 WITH VDA, INC. FOR VERTICAL
TRANSPORTATION SERVICES, FOR THE PROPERTY
LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84
SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25
PATHSIDE, WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT AREA**

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

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

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

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

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

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

WHEREAS, VDA, Inc. (“**VDA**”) submitted a detailed proposal to the Agency for the Services dated January 17, 2023 (the “**Proposal**”), a copy of which is on file with the Agency; and

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

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

WHEREAS, the Agency desires to enter into a contract with VDA (the “**Contract**”) to perform the Services as outlined in the Proposal for an amount not to exceed \$49,600.00, to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency certified that funds are available for the purposes set forth herein; and

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

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

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

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

Section 2. The Board of Commissioners hereby authorizes Contract No. 23-01-RN5, for a term of up to twelve (12) months and for a total contract amount not to exceed \$49,600.00, which shall be payable in accordance with the cost breakdown set forth in the Proposal, all substantially in accordance with the terms and conditions set forth in the Agency’s form professional services agreement.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on January 17, 2023.


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				✓



www.vdassoc.com

E-mail: contact@vdassoc.com

Phone: +1 (973) 994-9220 | Fax: +1 (973) 994-2539

120 Eagle Rock Avenue, Suite 310 | East Hanover, NJ 07936

January 17, 2023

VIA E-MAIL:
cjohnstone@jcnj.org

Mr. Chad Johnstone
Jersey City Redevelopment Agency - The City of Jersey City
4 Jackson Square
Jersey City, New Jersey 07305

Re: Pathside / 25 Sip Vertical Transportation Services

Dear Mr. Johnstone:

We appreciate the opportunity to propose our services for the Vertical Transportation Consulting work at Pathside Building on 70 Sip Avenue in Jersey City, NJ.

Attached is our revised proposal outlining our Scope of Services, General Conditions and Fee that have been developed based on the information you provided.

If this is acceptable, **kindly sign and return the proposal via e-mail to icrowley@vdassoc.com** at your earliest convenience.

If this proposal does not represent your understanding of the project or if you need any additional information, please contact us as soon as possible.

We look forward to working with you on this project.

Very truly yours,

Rick Sayah
Senior Vice President, New Construction

RS/acc/jc
Enclosure

copy: Helen Billson
Christine Marchese, VDA
Moaad Aljahmani, VDA
Garry Legregni, VDA

HBillson@oma.com



www.vdassoc.com

E-mail: contact@vdassoc.com

Phone: +1 (973) 994-9220 | Fax: +1 (973) 994-2539

120 Eagle Rock Avenue, Suite 310 | East Hanover, NJ 07936

January 17, 2023 (revised)

November 19, 2021

Mr. Chad Johnstone
Jersey City Redevelopment Agency - The City of Jersey City
4 Jackson Square
Jersey City, New Jersey 07305

Re: Pathside / 25 Sip Vertical Transportation Services

Dear Mr. Johnstone:

Based on our discussions, the following represents the agreement ("the Agreement") by and between VDA ("Consultant") and Jersey City Redevelopment Agency - The City of Jersey City (the "Client").

I PURPOSE OF AGREEMENT

- A. The purpose of this Agreement is to state the terms and conditions under which Consultant will provide consulting services for the vertical transportation systems in the referenced building, hereinafter referred to as the "Project."

II SCOPE OF WORK

- A. In accordance with the scope of services outlined in Section III below, provide vertical transportation consulting services for the adaptive re-use of an existing \pm 59,870 GSF, 4-story building into museum as per the RFP dated 10/29/2021 and Q&A dated 11/16/2021.
- B. Our fee is based on the following:
1. The modernization of two (2) existing elevators,
 2. One (1) new specialty freight elevator in a new hoistway within the existing building.

NOTES:

1. Should the existing elevators being totally replaced by new elevators, it is understood that the existing hoistways/pits will be modified to meet the requirements for the new elevators. Survey and measurements of the existing hoistways/pits are by others.
2. Should discussions with the client and design team identify additional elevator systems are required, we will submit an additional fee for that work.

3. This proposal does not include services for special water-resistant vertical transportation systems. It is assumed a protective vestibule / protection will be provided where needed to protect the vertical transportation systems from inclement weather.

III SERVICES TO BE PERFORMED

PHASE 1 – PART A: PROGRAMMING / CONCEPT DESIGN

- A. Establish the design criteria that will be used to analyze the vertical transportation requirements of the project.
- B. Survey the referenced units to provide:
 1. An overview of the existing system.
 2. An identification of the major equipment and/or system components.
 3. Major equipment and/or system modernization upgrades.
- C. Review the preliminary project program requirements and develop peak time population projections.
 1. Study the service needs and delivery requirements of the building.
 2. Analyze the security requirements of the building and their impact on the elevator systems.
 3. Prepare preliminary elevator traffic studies for up to three (3) total simulations to determine the quantity, capacity, and speed of the passenger elevators.
 4. Based on the information shown on the latest architectural drawings, discuss and comment on:
 - a. Grouping and location of the passenger and service elevators
 - b. Size, speed and types of the elevators, and their anticipated passenger handling capabilities
 - c. Adequacy of the elevator systems as shown on the drawings and a list of possible design revisions, modifications, and options for improved level of service

- D. As required, participate in web-based design and coordination meetings dedicated to vertical transportation issues.
- E. Issue a preliminary narrative that summarizes the design criteria, the findings of our analysis, the proposed vertical transportation systems and equipment application recommendations.

PHASE 2 – PART B: SCHEMATIC DESIGN

- A. Review the latest project program data, peak times and updated population projections.
- B. As required, participate in web-based design and coordination meetings dedicated to vertical transportation issues.
- C. Restudy the vertical transportation needs of the building based on the latest building program and population to reconfirm the quantity, capacity and speed of the elevator systems.
- D. Issue a report that summarizes the findings of our final analysis that confirms the proposed vertical transportation systems and equipment application recommendations.
- E. Provide basic design information, in written form, for each unit to establish preliminary elevator hoistway dimensions, pit depths and overhead clearance requirements. If requested, elevator plan view drawings can be provided during this Phase of work.
- F. If required, prepare a preliminary outline specification for budget pricing.

PHASE 3 – PART C: DESIGN DEVELOPMENT

- A. Provide engineering calculations and 11" x 17" CAD layouts for each vertical transportation unit or group of units. The layouts will include basic design data reflecting non-proprietary sizes and show:
 - 1. Pit Plans
 - 2. Hoistway plans
 - 3. Machine room layouts
 - 4. Pit, hoistway, overhead and machine room sections

- B. Confirm the design will work with multiple manufacturers' equipment and will be based on non-proprietary sizes.
 - C. Provide preliminary mechanical, electrical and structural design information, directly related to the needs of the elevators, for your consultants. The preliminary information will cover:
 - 1. Main and auxiliary electrical power requirements of each unit
 - 2. Air conditioning and/or ventilation for each elevator
 - 3. Pit, machine room and rail load for all units
- NOTE:** Designing of Electrical and HVAC systems to be completed by others.
- D. As required, participate in web-based design and coordination meetings dedicated to vertical transportation issues.
 - E. If required, update the outline specifications to reflect the design progress and changes.
 - F. Verify conformance with prevailing Codes related to the equipment selected.
 - G. Review architectural drawings for conformance with the design information provided by Consultant.

PHASE 4 – PART D: CONSTRUCTION DOCUMENTS

- A. Finalize the engineering of the vertical transportation systems and the layout drawings.
- B. If required, update the mechanical, electrical and structural design data.
- C. Prepare a detailed specification for the elevators having conventional elevator cabs. The specifications will include the performance, ride quality, noise and vibration values and specific operating requirements of all units.

NOTE: Specifications will include a cab allowance or provisions for a cab interior design written by others to be incorporated into our documents.
- D. As required, participate in web-based design and coordination meetings dedicated to vertical transportation issues.
- E. Provide Full Protective Maintenance instruction in the base specification.

- F. Assist in identifying contractors with the expertise and logistical support necessary to successfully complete the specified work.

PHASE 5 – PART E: BIDDING AND NEGOTIATION

- A. Respond to bidder inquiries regarding the specifications and issue addenda when necessary.
- B. Attend a meeting in Jersey City, NJ with the Client to interview bidders whose proposals are viable and competitive.
- C. Issue a written recommendation for contract award based upon bid proposal review.

PHASE 6 – PART F: CONSTRUCTION SERVICES

PHASE 6a – SHOP DRAWING REVIEW

- A. Review elevator and elevator cab shop drawings for compliance with the project specifications as well as applicable Codes. Return a marked-up electronic copy in the standard turn-around period of ten (10) working days. VDA will not be responsible for expediting shop drawing submissions received from the Trade Contractor. Up to two (2) reviews are included for each submittal.
- B. Review and approve or disapprove all substitutions and “or equal” products, equipment and materials submitted by the Trade Contractor.
- C. Respond within five (5) working days to all RFIs generated by the Trade Contractor and provide interpretation of design intent relative to the Contract Documents.

PHASE 6b – SITE VISITS DURING CONSTRUCTION (VDA recommends a minimum of eight [8] total visits/meetings) **NOTE:** the final number of the visits per type to be confirmed upon start of construction.

- A. Progress Visits: Conduct or attend three [3] job site visits or meetings during construction to evaluate work in progress by the Contractor. Subsequent to each such visit, issue a written letter/report on our findings. Progress payment application approval and retention, if required, shall be made during these site visits only. **(Three [3] total visits)**
- B. Punch List Inspections: Upon substantial completion of all work, conduct three [3] visits for a thorough examination to compile a deficiency punch list, monitor systems operation and record pertinent operating performance data for comparison purposes and determine compliance with the construction documents. Upon completion of this survey, issue a list of items which require corrective action by the contractor. **(Three [3] total visits)**

- C. Follow-up Visits: Perform two [2] follow-up visit to verify that all punch list items are addressed by the elevator contractor in a satisfactory manner. Upon verification that all items are corrected, provide notice of completion and VDA's recommendation to issue remaining contract balance including retainage. (**Two [2] total visits**)

IV FEE

- A. Client shall provide an initial payment of **\$4,000.00**, upon approval of this contract and prior to VDA commencing any work. Please note that this fee will be deducted from the fee noted below.
- B. The fee for Phase 1 through 6b Services will be the lump sum of \$49,600, broken down as follows. Invoices will be issued as work is performed.

- Phase 1 - Part A: Programming / Conceptual Design \$8,000

Note: (\$500 was invoiced and paid. Remaining balance for Phase 1 is \$7,500)

- Phase 2 - Part B: Schematic Design \$5,500
- Phase 3 - Part C: Design Development \$11,500
- Phase 4 - Part D: Construction Documents \$9,250
- Phase 5 - Part E: Bidding and Negotiation* \$2,000
- Phase 6 - Part F: Construction Services
 - Phase 6a - Shop Drawing Review \$3,750
 - Phase 6b - Site Visits During Construction \$9,600

Please see the visits break down in Section III, Phase 6a

- Additional Site Visits/Meeting \$1,200
Per requested site visit/meeting

*It is understood that the early elevator bid package may not coincide with the general project schedule.

NOTE: VDA will not proceed to the next phase of work until all outstanding invoices from previously completed phases are paid in full.

- C. The Client shall be responsible for the payment of sales and use taxes as well as all applicable taxes (in addition to the fee specified in this Agreement) which may be imposed or assessed by the country, state or local jurisdiction in connection with the services provided by the Consultant. The Client shall indemnify and hold harmless the Consultant and its agents and employees against any such taxes, claims or liabilities.
- D. Reimbursable expenses (**NOTE:** Expenses, if applicable, may be billed separately of the lump sum amount):
 - 1. Living and traveling expenses for any travel outside the East Hanover Metropolitan area will be billed at cost.
 - 2. The rest of the reimbursable expenses (document reproduction; CAD plotting; courier and express service such as FedEx) shall not exceed \$1,250. The reimbursable expenses will be invoiced monthly at the same rate (percentage) as the work performed.
- E. The fee proposal has been based on a 12-month design and 18-month construction schedule.
 - 1. If either the design and/or the construction duration of the project extends beyond the project schedule, the fee for the continued services will be adjusted using an annual escalation rate of 5.0%.
- F. It is expected that invoices will be paid within thirty (30) days of rendering. Two percent (2.0%) per interest will be compounded monthly and added to any invoice that is outstanding for over 120 days.
 - 1. It is also expected that full payment for each phase shall be received prior to commencing with the subsequent phase design services and deliverables.
- G. In the event the Client fails to pay any outstanding invoices and it is turned over to a third party for collection, Client agrees to pay all of Consultant's costs and expenses of collection, including without limitation, reasonable attorney's fees and expenses incurred as a result of the foregoing.
- H. Major revisions to our work that are inconsistent with previous direction or otherwise beyond our control shall be additional services.
- I. Any property managed, owned, supplemented or financed by a Government Agency that mandates documents be sealed (i.e., stamped) by a Professional Engineer, Architectural Engineering or Registered Architect shall be subject to the extra fee charged or imposed in connections with the services specified in this Agreement.

- J. All work will be performed during normal business hours (Monday through Friday from 8:00am to 5:00pm) unless specifically stated otherwise. Services to be performed outside of these hours will require additional compensation approved prior to proceeding.

V OTHER TECHNICAL REQUIREMENTS

- A. This Agreement is binding upon the original parties and their respective heirs, assigns, administrators, executors or legal representatives (as permitted by this Agreement).
- B. Should one or more provisions within the Agreement be held invalid, illegal or unenforceable, the Agreement will be construed to survive such a holding and the invalid, illegal or unenforceable provisions will not affect any other provisions of the Agreement.
- C. This writing constitutes the sole intention of the parties. Any and all prior oral and/or written agreements or understandings between the parties are hereby suspended with respect to the subject matter hereof.
- D. If the equipment is to be installed in a new or extended hoistway in an existing structure, unforeseen field conditions may result in re-design work and/or additional services that will be considered beyond the Scope of Services previously outlined. The additional work, when authorized by the Client, will be invoiced monthly at our standard hourly rates.
- E. The proposal set forth in this Agreement shall automatically terminate and be of no further force and effect unless the Client returns a duly executed counterpart of this Agreement to the Consultant within sixty (60) days of the date first set forth above, time being of the essence.
- F. All communications under this Agreement shall be in writing, and shall be deemed to be sufficiently given and delivered by the party (i) on the date presented and a receipt is given if sent by Federal Express or other nationally recognized courier, or (ii) on the fourth (4th) day after having been mailed by certified mail, return receipt requested, to a party at the addresses set forth on the following page, or to such other address as such party may designate to the other party in writing.
- G. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.
- H. Assignment. Neither party hereto shall assign any of its rights or delegate any of its obligations hereunder without the prior written consent of the other party; provided, however, that Consultant may assign its rights or delegate its obligations, in whole or in part, without such consent, to (a) any of its subsidiaries or affiliates, or (b) an entity that acquires all or substantially all of (i) the business or equity of Consultant or (ii) the assets of Consultant to which this Agreement pertains, in each case, whether by merger, reorganization, acquisition, sale, operation of law or otherwise. Any purported assignment or delegation in violation of this Section shall be null and void.

- I. This proposal covers the use of VDA drawings and specifications for this project only. These contract documents may not be used for any other project without written permission and additional compensation.
- J. All work shall be designed in accordance with the applicable laws and regulations enforced by the local jurisdiction. Specifically, vertical transportation work shall conform with the ASME A17 family of codes for elevators, escalators, and related equipment, ASME A18 for wheelchair lifts, and ASME B20 for material lifts. Variances as may be required for specialty designs or existing conditions are not included in this proposal and shall be addressed as additional services.
- K. Should VDA require more than a ten (10) working day review period if multiple shop drawing packages are submitted simultaneously, VDA will immediately alert the Client. RFIs will be responded to within five (5) working days.
- L. This proposal is based on the design of rectangular solid cab elevators in solid enclosures. If, subsequent to this proposal, specially configured units are required or they are in glass or open hoistways, we will require an additional fee for the special design work.
- M. VDA reserves the right to re-visit our fee upon completion of the Part A: Programming / Concept Design Phase, if there are significant changes to the project parameters.
- N. When requested, VDA will perform the following service at an additional fee:
 - 1. Review or comparison of traffic analyses conducted by elevator manufacturers or others. Including response to third-party peer review.
 - 2. Modification of VDA contract documents to incorporate Value Engineering (VE) items approved by the GC/Owner after completion of 50% Construction Documents.
 - 3. Review of design substitutions by various elevator manufacturers during the design phase of the project.
 - 4. Instead of using our master specifications, if VDA is asked to edit/revise another master specification.
 - 5. Consulting services for dock levelers, dumbwaiters, wheelchair lifts, material lifts and LULA lifts.

6. Layout drawing using Building Information Modeling (BIM)/Revit. Our base fee does not include BIM/Revit as a deliverable. We have the capability but have found on most projects it is not critical to our specific discipline. Since Code does not permit any other trades to pass through the elevator hoistway including overrun, pits or machine room, our space is effectively an untouchable box in a Revit model. We can provide detailed models if required, but it would increase our fee. We find that if the model is being used primarily for coordination/clash detection it is easier and more economical for our spatial requirements to be provided in CAD and blocked out in your model as a cost savings measure.
7. Design of entrances, cab enclosures and operating fixtures.
8. Assistance with interior designers specializing in custom cabs, entrances and fixtures.
9. Design of elevators with front and side openings (a cornerpost arrangement).
10. Review and comment on the Maintenance Contract and Operating Manuals prepared by the Elevator Contractor.

VI OTHER REQUIREMENTS/LIMITATIONS

- A. The Consultant shall be responsible only for the work performed directly by its employees or those persons retained by the Consultant to perform work in conjunction with this project and shall defend, indemnify and hold harmless the Client against claims, damages, actual out-of-pocket costs or actual out-of-pocket expenses (including, without limitation, reasonable attorney fees) arising out of such performance.
- B. The Consultant shall not be responsible for the acts or omissions of the Client or any of the Client's other consultants, contractor(s), sub-consultant(s), their agents or employees, or other persons performing any of the work, and Client shall defend, indemnify and hold harmless the Consultant against claims, damages, actual out of pocket costs or actual out of pocket expenses (including, without limitation, reasonable attorney fees) arising out of any of the foregoing.
- C. The Consultant shall not be liable for any loss, damage, detention or delay resulting from any cause whatsoever beyond its reasonable control or resulting from a force majeure, including, without limitation, fire, flood, strike, lockout, civil or military authority, insurrection or war.

- D. The Consultant shall not be responsible for any consequential damages or punitive damages or damages based on a claim of loss of business, loss of business opportunity, or loss of revenue.

E. Insurance:

The following insurance limits are maintained by the Consultant, and a Certificate of Insurance setting forth such coverage will be issued upon execution of this agreement.

- Worker's compensation and disability benefits insurance complying with the laws of various states.
- Employer's valuable papers insurance in the amount of \$500,000;
- Employer's liability insurance in the amount of \$1,000,000;
- Automobile liability insurance in the amount of \$1,000,000 per occurrence for bodily injury and for property damage combined;
- Commercial general liability insurance including contractual liability insurance in the combined single limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, such insurance to include completed operations insurance;
- Excess liability in the amount of \$5,000,000 per occurrence/aggregate; and
- Professional liability insurance. The Professional Liability Insurance is written by a nationally recognized insurance company authorized and qualified to do business in the State where the project is located and rated "A" or better by A.M. Best & Company, with minimum limits of \$3,000,000 per claim and \$3,000,000 in the aggregate, with a maximum deductible or self-insured retention not exceeding \$100,000. Valuable papers coverage in the amount of \$500,000.

VII TERMINATION OF AGREEMENT

- A. This Agreement may be terminated by either party upon seven (7) days written notice thereof to the other party.
- B. In the event this Agreement is terminated by Client for any reason, Client will pay Consultant for all services rendered prior to and including the effective date of such termination.

EXECUTED this day and year below written

CLIENT:

CONSULTANT:

Jersey City Redevelopment Agency - The City of VDA
Jersey City

By: 
ROBERT G. NAPIORSKI

By: 
Rick Sayah

Title: PROJECT MANAGER

Title: Senior Vice President, New Construction

Date Signed/Accepted: 1/17/23

Address: 4 Jackson Square
Jersey City, New Jersey 07305

Address: 120 Eagle Rock Avenue, Suite 310
East Hanover, NJ 07936

ALL SIGNATURES ARE RECOGNIZED AS ORIGINALS

EXECUTION OF THIS SIGNATURE PAGE REPRESENTS THE ACCEPTANCE OF THE ENTIRE PROPOSAL

/acc/jc

VDA – ALL OFFICES

Hourly Rates by Discipline

2023

CLERICAL	\$110.00
CAD OPERATOR	\$220.00
ALL OTHER CONSULTING STAFF	\$295.00
OFFICER / VP / AREA MANAGER	\$350.00
PRINCIPAL	\$430.00

*Rates are reviewed on an annual basis and
Do not apply to Government or Agency Work.



www.vdassoc.com

E-mail: contact@vdassoc.com

Phone: 973-994-9220 | Fax: 973-994-2539

120 Eagle Rock Avenue, Suite 310 | East Hanover, NJ 07936

Invoice Date: January 17, 2023

Invoice Number: 2021-66017-001

Mr. Chad Johnstone
Jersey City Redevelopment Agency - The City of Jersey City
4 Jackson Square
Jersey City, New Jersey 07305

OPPORTUNITY NUMBER: 2021-66017

LOCATION: Pathside Building, 70 Sip Avenue, Jersey City, NJ

Service	SCOPE	Total
Initial Payment	Provide vertical transportation consulting services for the adaptive re-use of an existing \pm 59,870 GSF, 4-story building into museum as per the RFP dated 10/29/2021 and Q&A dated 11/16/2021.	\$4,000.00
TOTAL INVOICE DUE		\$4,000.00

REMIT ALL PAYMENTS TO: VDA
120 EAGLE ROCK AVENUE, SUITE 310, EAST HANOVER, NJ 07936
FOR ELECTRONIC PAYMENT INFORMATION, EMAIL ANGELA SMITH AT AR@VDASSOC.COM
Billings for time and expenses may be on a different invoice.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT
CHANGING THE PROJECT SCHEDULE IN CONNECTION WITH
342 JOHNSTON EQUITIES, LLC FOR PROPERTY LOCATED AT
BLOCK 17506, LOT 11 COMMONLY KNOWN AS 342 JOHNSTON
AVENUE WITHIN THE LAFAYETTE PARK 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, pursuant to N.J.S.A. 40A:12A-5, the City designated a delineated area as an area in need of redevelopment known as the Lafayette Park Redevelopment Area and adopted the Lafayette Park Redevelopment Plan, as amended, which is on file with the Office of the City Clerk; and

WHEREAS, on October 15, 2019, pursuant to Resolution No. 19-10-14, the Board of Commissioners of the JCRA designated 342 Johnston Equities LLC (“Redeveloper”) as the Redeveloper of Block 17506, Lot 11 (342 Johnston Avenue) (the “Property”) located in the Lafayette Park Redevelopment Area; and

WHEREAS, on or about October 29, 2020, the JCRA entered into a Redevelopment Agreement with the Redeveloper (“Redevelopment Agreement”) for the construction of an eight-story mixed-use building encompassing 55 residential units, including 9 affordable units, as well as retail space, resiliency space, roof deck, bike room, swimming pool, gym, and parking in accordance with the Lafayette Park Redevelopment Plan; and

WHEREAS, the Redevelopment Agreement includes a Schedule C (“Project Schedule”), which contemplated commencing construction at the Property on July 1, 2021; and

WHEREAS, the Redeveloper’s ability to take title to the Property and commence construction were substantially delayed due to necessary environmental remediation at the Property; and

WHEREAS, the Redeveloper has requested an amendment to the Project Schedule attached to the Redevelopment Agreement that extends the anticipated date of completion to February 10, 2026; and

WHEREAS, the JCRA has reviewed the revised Project Schedule, which shall replace the original Project Schedule in the Redevelopment Agreement and finds it to be reasonable based on the circumstances presented.

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The revised Project Schedule, which is attached hereto and made part hereof as **Exhibit A**, is hereby accepted and approved as part of the Redevelopment Agreement dated October 29, 2020 between the JCRA and the Redeveloper.
3. The original Project Schedule attached to the October 29, 2020 Redevelopment Agreement shall hereby be replaced in its entirety by the revised Project Schedule attached hereto as **Exhibit A**.
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 January 17, 2023.


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				✓

Schedule C Construction Schedule

342 Johnston Avenue

Closing date:	June 3, 2022
Environmental Cleanup estimated completion:	November 1, 2023
Building Permits	February 1, 2024 (or 90 days after remediation complete)
Construction Commencement	February 10, 2024 (or within 10 days of permits)
Completion of Construction/ Permanent Certificate of Occupancy	February 10, 2026 (24 mo. for construction)

342 Johnston



REVISIONS			
DATE	BY	DESCRIPTION	175
01/15/01	ED	17501	175
01/15/01	ED	17503	175
01/15/01	ED	17504	175
01/15/01	ED	15801	175
01/15/01	ED	17501	175
01/15/01	ED	17503	175
01/15/01	ED	17504	175
01/15/01	ED	15801	175
01/15/01	ED	17501	175
01/15/01	ED	17503	175
01/15/01	ED	17504	175
01/15/01	ED	15801	175

APR - 01/15/01

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

SEE SHEET 158

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=50' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
TAX ASSOCIATES
11 TINDAL ROAD, MIDDLE TOWN, NEW JERSEY 07748

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
JANUARY 17, 2023**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of January 17, 2023

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of be January 17, 2023 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 January 17, 2023

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

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Able Care Group LLC								
Able Care Group LLC	1/17/2023	12/27/2022	5910-R	Install New - Battery Powered Stairlift - 665 O	\$4,390.00	\$0.00		\$4,390.00
Able Care Group LLC	1/17/2023	1/6/2023	5989	Removal of Stair Lift & Disposal	\$250.00	\$0.00		\$250.00
				<i>Totals for Able Care Group LLC:</i>	<i>\$4,640.00</i>	<i>\$0.00</i>		<i>\$4,640.00</i>
				<i>2 invoice(s) listed.</i>				
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	1/17/2023	1/1/2023	55	Scaffold Services at 84 Sip Avenue -January 2	\$1,200.00	\$0.00		\$1,200.00
				<i>Totals for ADVANCED SCAFFOLD SERVICES LLC:</i>	<i>\$1,200.00</i>	<i>\$0.00</i>		<i>\$1,200.00</i>
				<i>1 invoice(s) listed.</i>				
AFLAC								
AFLAC	1/17/2023	1/1/2023	666022	Employee Deductions per Payroll - December	\$522.12	\$0.00		\$522.12
				<i>Totals for AFLAC:</i>	<i>\$522.12</i>	<i>\$0.00</i>		<i>\$522.12</i>
				<i>1 invoice(s) listed.</i>				
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	1/17/2023	11/2/2022	4268490	Legal Services - Bates Street Redevelopment	\$276.62	\$0.00		\$276.62
ARCHER & GREINER, P.C.	1/17/2023	11/2/2022	4268489	Legal Services - 342 Johnston Ave.	\$227.50	\$0.00		\$227.50
ARCHER & GREINER, P.C.	1/17/2023	11/15/2022	4270433	Legal Services - 336-340 MLK Drive	\$787.50	\$0.00		\$787.50
ARCHER & GREINER, P.C.	1/17/2023	11/15/2022	4270432	Legal Services - 61-63 Sip Avenue	\$1,397.50	\$0.00		\$1,397.50
ARCHER & GREINER, P.C.	1/17/2023	11/15/2022	4270431	Legal Services - 118-128 Monitor Street	\$19,352.70	\$0.00		\$19,352.70
				<i>Totals for ARCHER & GREINER, P.C.:</i>	<i>\$22,041.82</i>	<i>\$0.00</i>		<i>\$22,041.82</i>
				<i>5 invoice(s) listed.</i>				
Arup US, Inc								
Arup US, Inc	1/17/2023	12/31/2022	5006-2202422	Professional Services - Pathside Dec. 2022	\$19,500.00	\$0.00		\$19,500.00
				<i>Totals for Arup US, Inc:</i>	<i>\$19,500.00</i>	<i>\$0.00</i>		<i>\$19,500.00</i>
				<i>1 invoice(s) listed.</i>				
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT SOLUTIONS	1/17/2023	11/30/2022	6138	Oversight & Mgmt Services for EPA Petro. A	\$1,275.00	\$0.00		\$1,275.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	1/17/2023	12/9/2022	6201	Oversight & Mgmt Services for EPA Petro. A	\$150.00	\$0.00		\$150.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	1/17/2023	12/9/2022	6202	Oversight & Mgmt Services for EPA Mill Cre	\$215.00	\$0.00		\$215.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	1/17/2023	12/9/2022	6203	Oversight & Mgmt Services for EPA Hazardo	\$337.50	\$0.00		\$337.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	1/17/2023	12/9/2022	6204	Morris Canal - Greenway EPA Multipurpose C	\$2,680.00	\$0.00		\$2,680.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	1/17/2023	6/30/2022	5932	Misc. Non-Grant Funded Support Svcs	\$260.00	\$0.00		\$260.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	1/17/2023	11/30/2022	6168	Support Svcs- 558 Communipaw-Groundwater	\$1,030.00	\$0.00		\$1,030.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	1/17/2023	12/9/2022	6229	Support Svcs- 558 Communipaw-Groundwater	\$208.75	\$0.00		\$208.75

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
CANOPY				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: 8 invoice(s) listed.	\$6,156.25	\$0.00		\$6,156.25
	1/17/2023	12/16/2022	101832 B	Centre Pompidou - Hotel Reservations for De	\$1,673.00	\$0.00		\$1,673.00
	1/17/2023	12/16/2022	101835 B	Centre Pompidou - Hotel Reservations for De	\$1,434.00	\$0.00		\$1,434.00
				Totals for CANOPY: 2 invoice(s) listed.	\$3,107.00	\$0.00		\$3,107.00
CHRISTOPHER FIORE								
	1/17/2023	12/27/2022	INV181698541	Expense Reimbursement - Zoom	\$91.31	\$0.00		\$91.31
	1/17/2023	12/20/2022	Dec. 2022	Boar of Comm. Dinner	\$400.00	\$0.00		\$400.00
	1/17/2023	12/21/2022	Dec. 2022	JCRA Dinner	\$1,155.70	\$0.00		\$1,155.70
CHRISTOPHER FIORE	1/17/2023	12/27/2022	Dec. 2022	Travel	\$39.63	\$0.00		\$39.63
				Totals for CHRISTOPHER FIORE: 4 invoice(s) listed.	\$1,686.64	\$0.00		\$1,686.64
COMCAST								
	1/17/2023	12/16/2022	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$197.05	\$0.00		\$197.05
	1/17/2023	12/16/2022	4361702	Internet Service at 39 Kearney Ave.	\$515.78	\$0.00		\$515.78
				Totals for COMCAST: 2 invoice(s) listed.	\$712.83	\$0.00		\$712.83
CRYSTAL POINT CONDOMINIUM ASSOC.								
	CRYSTAL POINT CONDOMINIUM A	1/17/2023	Jan-23	Monthly Maintenance Fee January (Account #	\$169.93	\$0.00		\$169.93
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$169.93	\$0.00		\$169.93
DELTA STORAGE								
	1/17/2023	1/9/2023	00264275	Storage Unit - Size: 10x30, Unit #: 1001-Feb.	\$980.00	\$0.00		\$980.00
	1/17/2023	1/9/2023	00264275	Storage Unit - Size: 10x30, Unit #: 1172-Feb.	\$938.00	\$0.00		\$938.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$1,918.00	\$0.00		\$1,918.00
DIANA JEFFREY								
	1/17/2023	1/3/2023	Jan. 2023	Office Lunch	\$100.86	\$0.00		\$100.86
	1/17/2023	1/6/2023	Jan. 2023	Lunch Meeting	\$126.27	\$0.00		\$126.27
	1/17/2023	1/17/2023	Jan/Feb 2023	Employee Reimbursement for Meals & Travel	\$1,745.18	\$0.00		\$1,745.18
				Totals for DIANA JEFFREY: 3 invoice(s) listed.	\$1,972.31	\$0.00		\$1,972.31

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
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	1/17/2023	12/17/2022	20413	Professional Environ Services - Berry Lane Pa	\$2,028.50	\$0.00		\$2,028.50
				<i>Totals for DRESDNER ROBIN ENVIRON MGMT:</i>	<i>\$2,028.50</i>	<i>\$0.00</i>		<i>\$2,028.50</i>
				<i>1 invoice(s) listed.</i>				
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	1/17/2023	1/2/2023	1748170	Employee Reimbursement - InvoiceLey Enter	\$287.90	\$0.00		\$287.90
				<i>Totals for ELIZABETH VASQUEZ:</i>	<i>\$287.90</i>	<i>\$0.00</i>		<i>\$287.90</i>
				<i>1 invoice(s) listed.</i>				
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	1/17/2023	11/1/2022	AD#0010482044	Legal Advertisement - Public Notice Novembe	\$86.01	\$0.00		\$86.01
EVENING JOURNAL ASSOCIATION	1/17/2023	11/29/2022	AD#0010507305	Legal Advertisement - Public Notice Request I	\$56.89	\$0.00		\$56.89
EVENING JOURNAL ASSOCIATION	1/17/2023	11/29/2022	AD#0010507302	Legal Advertisement - Public Notice Request (\$54.77	\$0.00		\$54.77
EVENING JOURNAL ASSOCIATION	1/17/2023	12/17/2022	AD#0010529742	Legal Advertisement - Request Add 2 Brandin	\$151.40	\$0.00		\$151.40
EVENING JOURNAL ASSOCIATION	1/17/2023	12/17/2022	AD#0010529758	Legal Advertisement - Request Add 2 Landsca	\$149.50	\$0.00		\$149.50
EVENING JOURNAL ASSOCIATION	1/17/2023	12/3/2022	AD#0010506368	Legal Advertisement - Public Notice Please B	\$97.33	\$0.00		\$97.33
EVENING JOURNAL ASSOCIATION	1/17/2023	12/21/2022	AD#0010529899	Legal Advertisement - Public Notice Decembe	\$62.51	\$0.00		\$62.51
EVENING JOURNAL ASSOCIATION	1/17/2023	12/21/2022	AD#0010529806	Legal Advertisement - Landscape Architect	\$295.08	\$0.00		\$295.08
EVENING JOURNAL ASSOCIATION	1/17/2023	12/21/2022	AD#0010529879	Legal Advertisement - Public Notice-Jersey C	\$61.99	\$0.00		\$61.99
EVENING JOURNAL ASSOCIATION	1/17/2023	12/21/2022	AD#0010529797	Legal Advertisement - Security Consultant	\$506.01	\$0.00		\$506.01
EVENING JOURNAL ASSOCIATION	1/17/2023	12/28/2022	AD#0010529815	Legal Advertisement - Branding Wayfinding	\$337.27	\$0.00		\$337.27
EVENING JOURNAL ASSOCIATION	1/17/2023	12/17/2022	AD#0010529768	Legal Advertisement - Request Add 2 Securit	\$149.50	\$0.00		\$149.50
EVENING JOURNAL ASSOCIATION	1/17/2023	12/21/2022	AD#0010529871	Legal Advertisement - Public Notice-Jersey C	\$62.51	\$0.00		\$62.51
				<i>Totals for EVENING JOURNAL ASSOCIATION:</i>	<i>\$2,070.77</i>	<i>\$0.00</i>		<i>\$2,070.77</i>
				<i>13 invoice(s) listed.</i>				
FEDERAL EXPRESS								
FEDERAL EXPRESS	1/17/2023	12/19/2022	7-980-68518	Overnight Deliveries	\$229.93	\$0.00		\$229.93
				<i>Totals for FEDERAL EXPRESS:</i>	<i>\$229.93</i>	<i>\$0.00</i>		<i>\$229.93</i>
				<i>1 invoice(s) listed.</i>				
GALLAGHER BASSETT SERVICES, INC.								
GALLAGHER BASSETT SERVICES, I	1/17/2023	8/29/2022	1305517	Segment Site 10 Investigation Morris Canal G	\$2,005.67	\$0.00		\$2,005.67
GALLAGHER BASSETT SERVICES, I	1/17/2023	10/28/2022	1306034	Segment Site 10 Investigation Morris Canal G	\$24,008.06	\$0.00		\$24,008.06
				<i>Totals for GALLAGHER BASSETT SERVICES, INC.:</i>	<i>\$26,013.73</i>	<i>\$0.00</i>		<i>\$26,013.73</i>
				<i>2 invoice(s) listed.</i>				
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	1/17/2023	4/27/2022	191218	Recording Fee - Assign & Assumption - 199 S	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	1/17/2023	7/12/2022	264744	Recording Fee - Discharge of RDA 408-420 C	\$33.00	\$0.00		\$33.00

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
HUDSON COUNTY REGISTER	1/17/2023	12/23/2022	294704	Recording Fee - Second Amendment - Scitech	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	1/17/2023	1/10/2022	168696	Recording Fee - RDA-385-387 Communipaw	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	1/17/2023	1/11/2022	1182022	Recording Fee - Lis Penders 46 Seaview Ave.	\$28.00	\$0.00		\$28.00
				Totals for HUDSON COUNTY REGISTER: 5 invoice(s) listed.	\$160.00	\$0.00		\$160.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	1/17/2023	12/5/2022	30304979369009	Water & Sewer - 292 MLK Drive (FL)	\$97.65	\$0.00		\$97.65
JC MUNICIPAL UTILITIES AUTHORITY	1/17/2023	12/5/2022	30306348540000	Water & Sewer - 665 Ocean Ave 3030634854	\$124.31	\$0.00		\$124.31
JC MUNICIPAL UTILITIES AUTHORITY	1/17/2023	12/5/2022	30309320562951	Water & Sewer - 25 Journal Sq F/L 3030932056	\$203.58	\$0.00		\$203.58
JC MUNICIPAL UTILITIES AUTHORITY	1/17/2023	12/5/2022	30307758540000	Water & Sewer - 292 MLK Drive - 30307758	\$34.79	\$0.00		\$34.79
JC MUNICIPAL UTILITIES AUTHORITY	1/17/2023	10/4/2022	30305005673866	Water & Sewer - 204 Stegman Street	\$1,940.73	\$0.00		\$1,940.73
				Totals for JC MUNICIPAL UTILITIES AUTHORITY: 5 invoice(s) listed.	\$2,401.06	\$0.00		\$2,401.06
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	1/17/2023	12/3/2022	07922	Repair Light Bulbs - 665 Ocean Ave. Unit#5	\$295.00	\$0.00		\$295.00
				Totals for Kassim Handyman Service, LLC: 1 invoice(s) listed.	\$295.00	\$0.00		\$295.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	1/17/2023	12/7/2022	28603	Legal Services - Employment Issues	\$472.50	\$0.00		\$472.50
KINNEY LISOVICZ REILLY & WOLF	1/17/2023	12/7/2022	28604	Legal Services - JCRA v Crazy Greek	\$192.50	\$0.00		\$192.50
KINNEY LISOVICZ REILLY & WOLF	1/17/2023	12/5/2022	28605	Legal Services - JCRA v Urban League	\$927.50	\$0.00		\$927.50
KINNEY LISOVICZ REILLY & WOLF	1/17/2023	12/7/2022	28606	Legal Services - Insurance Issues	\$612.50	\$0.00		\$612.50
KINNEY LISOVICZ REILLY & WOLF	1/17/2023	12/7/2022	28607	Legal Services - JCRA vs Rodriguez, et al.	\$192.50	\$0.00		\$192.50
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC: 5 invoice(s) listed.	\$2,397.50	\$0.00		\$2,397.50
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201102	Legal Services - 558 Communipaw Avenue	\$3,867.50	\$0.00		\$3,867.50
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201026	Legal Services - Loew's Theater	\$12,752.50	\$0.00		\$12,752.50
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201031	Legal Services - Liberty Science Center	\$1,170.00	\$0.00		\$1,170.00
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201033	Legal Services - Argent Johnston view	\$2,860.00	\$0.00		\$2,860.00
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201038	Legal Services - Argent Aetna Monmouth	\$1,332.50	\$0.00		\$1,332.50
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201047	Legal Services- Hampshire	\$3,997.50	\$0.00		\$3,997.50
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201056	Legal Services - General Counsel	\$10,758.75	\$0.00		\$10,758.75
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201065	Legal Services - 417 Communipaw	\$1,817.50	\$0.00		\$1,817.50
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201066	Legal Services - Morris Canal Greenway	\$1,610.00	\$0.00		\$1,610.00
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201072	Legal Services - Bayfront - BRP Development	\$2,827.50	\$0.00		\$2,827.50
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201075	Legal Services - 408-420 Communipaw Avenue	\$2,065.00	\$0.00		\$2,065.00
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201088	Legal Services - Port Liberte Apartments	\$3,164.50	\$0.00		\$3,164.50

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201094	Legal Services - 808 Pavonia - KRE/Silverstet	\$2,363.75	\$0.00		\$2,363.75
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201035	Legal Services - Pathside	\$27,006.25	\$0.00		\$27,006.25
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$77,593.25	\$0.00		\$77,593.25
				14 invoice(s) listed.				
METLIFE								
METLIFE	1/17/2023	1/12/2023	Feb 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	1/17/2023	1/12/2023	Feb 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.				
Mobile Mini Solutions								
Mobile Mini Solutions	1/17/2023	12/29/2022	9016384246	40' Container High Cube Cicu - Loew's	\$309.28	\$0.00		\$309.28
Mobile Mini Solutions	1/17/2023	12/27/2022	9016356552	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/17/2023	12/28/2022	9016370489	40' Standard Tri Cam Storage Container- Loew	\$309.28	\$0.00		\$309.28
Mobile Mini Solutions	1/17/2023	12/27/2022	9016356553	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/17/2023	12/27/2022	9016356554	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/17/2023	12/28/2022	9016370490	40' Standard Tri Cam Storage Container- Loew	\$309.28	\$0.00		\$309.28
				Totals for Mobile Mini Solutions:	\$1,825.68	\$0.00		\$1,825.68
				6 invoice(s) listed.				
New Generation Development, LLC c/o Seabra Markets								
New Generation Development, LLC c/o Seabra Markets	1/17/2023	1/17/2023	January 2023	Settlement - Johnson II	\$681,500.00	\$0.00		\$681,500.00
				Totals for New Generation Development, LLC c/o Seabra Markets:	\$681,500.00	\$0.00		\$681,500.00
				1 invoice(s) listed.				
NEW JERSEY REALTY ADVISORY GRO								
NEW JERSEY REALTY ADVISORY GRO	1/17/2023	12/13/2022	2214	Appraisal Services - 390-406 Ocean Avenue	\$3,500.00	\$0.00		\$3,500.00
NEW JERSEY REALTY ADVISORY GRO	1/17/2023	12/13/2022	2214	Appraisal Services - 507-523 Ocean Avenue	\$3,000.00	\$0.00		\$3,000.00
NEW JERSEY REALTY ADVISORY GRO	1/17/2023	12/13/2022	2214	Appraisal Services - 525-539 Ocean Avenue	\$3,000.00	\$0.00		\$3,000.00
				Totals for NEW JERSEY REALTY ADVISORY GRO:	\$9,500.00	\$0.00		\$9,500.00
				3 invoice(s) listed.				
NEWSPAPER MEDIA GROUP LLC								
NEWSPAPER MEDIA GROUP LLC	1/17/2023	1/5/2023	IN16362	Legal-Advertisement-Annual Board Meeting	\$533.70	\$0.00		\$533.70
				Totals for NEWSPAPER MEDIA GROUP LLC:	\$533.70	\$0.00		\$533.70
				1 invoice(s) listed.				
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	1/17/2023	12/13/2022	AD#0010510131	Legal Advertisement - Public Notice Board O	\$117.00	\$0.00		\$117.00
NJ ADVANCE MEDIA, LLC	1/17/2023	12/13/2022	AD#0010483405	Legal Advertisement - Public Notice Special N	\$119.34	\$0.00		\$119.34

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
NW FINANCIAL GROUP, LLC NW FINANCIAL GROUP, LLC	1/17/2023	11/30/2022	29895	Totals for NJ ADVANCE MEDIA, LLC: 2 invoice(s) listed.	\$236.34	\$0.00		\$236.34
				Financial Advisory - Loew's Theater	\$3,720.00	\$0.00		\$3,720.00
				Totals for NW FINANCIAL GROUP, LLC: 1 invoice(s) listed.	\$3,720.00	\$0.00		\$3,720.00
Paratus Group Paratus Group Paratus Group	1/17/2023	12/15/2022	5143	Owner's Representative Services -October 20	\$28,000.00	\$0.00		\$28,000.00
				Owner's Representative Services -November 2	\$28,000.00	\$0.00		\$28,000.00
				Totals for Paratus Group: 2 invoice(s) listed.	\$56,000.00	\$0.00		\$56,000.00
Peter Waldor & Associates Peter Waldor & Associates Peter Waldor & Associates	1/17/2023	12/14/2022	31440	Property Insurance - Pathside	\$210.00	\$0.00		\$210.00
				Gemral Liability Ins. -- Ext to 4/8/23-199 St	\$315.00	\$0.00		\$315.00
				Totals for Peter Waldor & Associates: 2 invoice(s) listed.	\$525.00	\$0.00		\$525.00
PITNEY BOWES CREDIT CORPORATION PITNEY BOWES CREDIT CORPORATION	1/17/2023	12/16/2022	3316765365	Postage Machine - Lease-10/20/2022 -01/19/2	\$239.97	\$0.00		\$239.97
				Totals for PITNEY BOWES CREDIT CORPORATION: 1 invoice(s) listed.	\$239.97	\$0.00		\$239.97
PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS PUBLIC SERVICE ELECTRIC & GAS	1/17/2023	12/14/2022	42-497-031-18	Gas & Electric - 25 Journal Square	\$722.20	\$0.00		\$722.20
				Gas & Electric - 51 Crescent Avenue - Fl 1	\$28.99	\$0.00		\$28.99
				Gas & Electric - 51 Crescent Avenue - Fl 2	\$29.20	\$0.00		\$29.20
				Gas & Electric - 665 Ocean Avenue - Office A	\$123.22	\$0.00		\$123.22
				Gas & Electric - 665 Ocean Avenue - Office B	\$137.90	\$0.00		\$137.90
				Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$129.71	\$0.00		\$129.71
				Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$80.88	\$0.00		\$80.88
				Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$74.43	\$0.00		\$74.43
				Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$82.34	\$0.00		\$82.34
				Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$39.68	\$0.00		\$39.68
				Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$63.08	\$0.00		\$63.08
				Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$23.42	\$0.00		\$23.42
				Gas & Electric - 665 Ocean Avenue - HSE	\$73.17	\$0.00		\$73.17
				Gas & Electric - 292 MLK Dr - Floor 1	\$42.90	\$0.00		\$42.90
				Gas & Electric - 292 MLK Dr - Floor 2	\$41.66	\$0.00		\$41.66
				Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$74.43	\$0.00		\$74.43

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
<i>Totals for PUBLIC SERVICE ELECTRIC & GAS: 16 invoice(s) listed.</i>								
					\$1,767.21	\$0.00		\$1,767.21
READY REFRESH								
READY REFRESH	1/17/2023	12/1/2022	Dec. 2022	Water Dispenser Dec 1-Dec 31, 2022	\$35.92	\$0.00		\$35.92
				<i>Totals for READY REFRESH: 1 invoice(s) listed.</i>	\$35.92	\$0.00		\$35.92
RICHARD N. CAMPISANO, ESQUIRE								
RICHARD N. CAMPISANO, ESQUIRE	1/17/2023	12/22/2022	Dec. 2022	Legal Services - Loew's 10/10/2022 - 10/28/20	\$3,600.00	\$0.00		\$3,600.00
				<i>Totals for RICHARD N. CAMPISANO, ESQUIRE: 1 invoice(s) listed.</i>	\$3,600.00	\$0.00		\$3,600.00
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	1/17/2023	1/4/2023	1186512	Legal Services - Lease Agreement with PSEG	\$679.88	\$0.00		\$679.88
				<i>Totals for Schenck Price Smith & King, LLP: 1 invoice(s) listed.</i>	\$679.88	\$0.00		\$679.88
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-1	Lawn Maintenance & Trash Removal- 185 Dn	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-2	Lawn Maintenance & Trash Removal- 284 MI	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-3	Lawn Maintenance & Trash Removal - 174-1	\$705.24	\$0.00		\$705.24
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-4	Lawn Maintenance & Trash Removal - 292 M	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-6	Lawn Maintenance & Trash Removal- 326-3	\$520.80	\$0.00		\$520.80
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-7	Lawn Maintenance & Trash Removal- 408-4	\$368.90	\$0.00		\$368.90
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-8	Lawn Maintenance & Trash Removal- 199 Wc	\$206.14	\$0.00		\$206.14
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-10	Lawn Maintenance & Trash Removal- 665 Oc	\$260.40	\$0.00		\$260.40
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-11	Lawn Maintenance & Trash Removal - Manil	\$375.74	\$0.00		\$375.74
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-12	Lawn Maintenance & Trash Removal - 550 J	\$824.26	\$0.00		\$824.26
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-13	Lawn Maintenance & Trash Removal - 84 Sip	\$217.00	\$0.00		\$217.00
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-16	Lawn Maintenance & Trash Removal - 558 C	\$303.80	\$0.00		\$303.80
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-17	Lawn Maintenance & Trash Removal - 612-6	\$531.64	\$0.00		\$531.64
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-18	Lawn Maintenance & Trash Removal - 51 Cr	\$195.30	\$0.00		\$195.30
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-19	Lawn Maintenance & Trash Removal - 125 M	\$1,464.75	\$0.00		\$1,464.75
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-20	Lawn Maintenance & Trash Removal - 199 S	\$401.44	\$0.00		\$401.44
Silagy Contracting, LLC.	1/17/2023	12/28/2022	12951	De-Icing- Various Locations 12/23/2022	\$2,760.05	\$0.00		\$2,760.05
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-5	Lawn Maintenance & Trash Removal - 314 M	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-9	Lawn Maintenance & Trash Removal- 405-4	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-14	Lawn Maintenance & Trash Removal - 80 Ba	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	1/17/2023	12/29/2022	12952-15	Lawn Maintenance & Trash Removal - 1054 C	\$217.00	\$0.00		\$217.00

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
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	1/17/2023	12/26/2022	502323365	Payment for Copier Lease	\$1,135.35	\$0.00		\$1,135.35
				Totals for TOSHIBA FINANCIAL SERVICES: 1 invoice(s) listed.	\$1,135.35	\$0.00		\$1,135.35
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	1/17/2023	1/1/2023	December 2022	Case/Property Mgmt. Services at 665 Ocean A	\$4,791.67	\$0.00		\$4,791.67
				Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.	\$4,791.67	\$0.00		\$4,791.67
VERIZON								
VERIZON	1/17/2023	12/23/2022	9923749159	Agency Cell Phone Bill -11/24-12-23	\$187.25	\$0.00		\$187.25
				Totals for VERIZON: 1 invoice(s) listed.	\$187.25	\$0.00		\$187.25
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	1/17/2023	12/5/2022	234649737	Office Supplies	\$23.40	\$0.00		\$23.40
W. B. MASON CO., INC.	1/17/2023	12/2/2022	234632332	Office Supplies	\$214.70	\$0.00		\$214.70
				Totals for W. B. MASON CO., INC.: 2 invoice(s) listed.	\$238.10	\$0.00		\$238.10
XEROX CORPORATION								
XEROX CORPORATION	1/17/2023	12/6/2022	017739546	Meter Usage / Printer	\$27.26	\$0.00		\$27.26
				Totals for XEROX CORPORATION: 1 invoice(s) listed.	\$27.26	\$0.00		\$27.26
GRAND TOTALS:					\$954,994.81	\$0.00		\$954,994.81

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (1/17/2023)
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	1/17/2023	12/14/2022	0318543	Engineering Services - Bayfront Redevelopment	\$5,681.75	\$0.00		\$5,681.75
CME ASSOCIATES	1/17/2023	12/2/2022	0319337	Engineering Services - Bayfront Redevelopment	\$4,154.50	\$0.00		\$4,154.50
				Totals for CME ASSOCIATES:	\$9,836.25	\$0.00		\$9,836.25
JOSEPH M. SANZARI, INC.								
JOSEPH M. SANZARI, INC.	1/17/2023	1/5/2022	Payment # 17	Construction - Bayfront Redevelopment- Pha	\$124,701.06	\$0.00		\$124,701.06
				Totals for JOSEPH M. SANZARI, INC.:	\$124,701.06	\$0.00		\$124,701.06
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	1/17/2023	12/21/2022	201043	Legal Services - Bayfront Honeywell	\$1,977.50	\$0.00		\$1,977.50
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$1,977.50	\$0.00		\$1,977.50
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	1/17/2023	12/6/2022	22.627.32	Environmental Services - Bayfront November	\$6,920.77	\$0.00		\$6,920.77
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$6,920.77	\$0.00		\$6,920.77
				GRAND TOTALS:	\$143,435.58	\$0.00		\$143,435.58

Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK

1/17/2023 3:11:39PM

Report name: Invoice Due Today-INVESTORS
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (1/17/2023)
Include all Post Statues
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
BUREA BAILLET								
BUREA BAILLET	1/17/2023	9/30/2022	BBA-22-148	Review and Modification of the French Trans	\$860.68	\$0.00		\$860.68
BUREA BAILLET	1/17/2023	10/31/2022	BBA-22-169	Review and Modification of the French Trans	\$4,647.66	\$0.00		\$4,647.66
BUREA BAILLET	1/17/2023	11/30/2022	BBA-22-192	Review and Modification of the French Trans	\$1,377.00	\$0.00		\$1,377.00
				Totals for BUREA BAILLET:	\$6,885.34	\$0.00		\$6,885.34
				GRAND TOTALS:	\$6,885.34	\$0.00		\$6,885.34

Jersey City Redevelopment Agency

Cash Requirements Report

PATHSIDE - PROVIDENT BANK CHECKING

Report name: Pathside

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: Today (1/17/2023)

Include all Post Statutes

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 JANUARY 17, 2023

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of January 17, 2023

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of January 17, 2023 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 January 17, 2023

<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				✓