

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR PUBLIC MEETING
OF JUNE 20, 2023**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular 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 Special Meeting dated July 24, 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 AGENCY
APPROVING THE MINUTES OF EXECUTIVE
SESSIONS OF THE PUBLIC MEETINGS OF JUNE 20,
2023**

WHEREAS, the Board of Commissioners approved going into closed session at their meetings of June 20, 2023; 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

[Signature]

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Special Meeting dated July 24, 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.	✓			
Erna D. Greene				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC AND GARFIELD JC PARTNERS, LLC FOR BLOCK 21510, LOT 2 AND BLOCK 21501, LOTS 16, 17, 18.01, 18.02, 19.01 AND 19.02 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) and operates pursuant to the provisions of 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, pursuant to the Redevelopment Law, the City designated an area in need of redevelopment commonly known as the Canal Crossing Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Canal Crossing Redevelopment Plan” (as amended and as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Agency and Redeveloper previously entered into that certain Amended and Restated Redevelopment Agreement dated August 22, 2018 (the “**Initial Agreement**”), pursuant to which the Redeveloper and Agency agreed upon certain terms and conditions regarding the development of Block 21510, Lot 2 and Block 21501, Lots 16, 17, 18.01, 18.02, 19.01 and 19.02; and

WHEREAS, thereafter the Agency and Redeveloper entered into that certain First Amendment to the Initial Agreement dated March 9, 2020 (the “**First Amendment**”, and together with the Initial Agreement, the “**Redevelopment Agreement**”); and

WHEREAS, on February 28, 2023, the Agency approved Resolution 23-SP02-5, which authorized a Second Amendment to the Redevelopment Agreement (the “**Original Second Amendment**”) to modify the payment schedule for sale of land and extend the construction timeline, as well as amend certain terms pertaining to the transfer of the Agency Parcel and the Escrow Parcels (as such terms are defined in the Redevelopment Agreement) and the acquisition of other parcels by the Redeveloper, including with respect to the timeline and schedule set forth in the Redevelopment Agreement; and

WHEREAS, the Original Second Amendment was not executed by the Parties; and

WHEREAS, the Agency and Redeveloper have determined that it is in their best interests to accelerate or otherwise modify certain terms and deadlines as described in the Original Second Amendment; and

WHEREAS, the Agency wishes to enter into a modified Second Amendment to the Redevelopment Agreement (the "**New Second Amendment**") to further amend the schedule by requiring the first Escrow Parcel Release (as defined in the New Second Amendment) to occur no later than September 30, 2023, with final payment due to the Agency for the Escrow Parcels (as defined in the New Second Amendment) on that date; and

WHEREAS, all outstanding fees due to the Agency shall be paid at the closing of the first Escrow Parcel,

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

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

Section 2. (a) The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the New Second Amendment, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same and to close on the conveyance of applicable portions of the Agency Parcel and the Escrow Parcels. Said authorization includes accepting any and all associated documents from the Redeveloper, and the execution and delivery of any documents by the Agency, required to effectuate said sale and transfer.

(b) The Chair, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Redevelopment Agreement as revised by the New Second Amendment and any necessary documents and/or agreements between the Agency and/or the Redeveloper and/or the City, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency. Said authorization includes accepting any and all associated documents from the Redeveloper and/or the City, and executing and delivering any documents, required to effectuate the purposes of this Resolution and the Redevelopment Agreement, as amended by the New Second Amendment.

(c) The Chair, Vice-Chair, Executive Director, Secretary, General Counsel, and/or other necessary Agency officials are each hereby authorized to undertake all actions necessary to effectuate this Resolution.

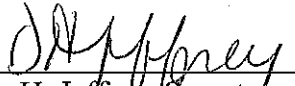
(d) The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director, as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

Section 3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting held on July 24, 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	✓			

Amended

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING FRANKLIN DEVELOPMENT GROUP LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY LOCATED AT BLOCK 2901, LOTS 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 27.01, 27.02 AND 32, COMMONLY KNOWN AS 328-342 CENTRAL AVENUE, 352 CENTRAL AVENUE, 81-109 CAMBRIDGE AVENUE, 140-142 GRIFFITH STREET WITHIN THE CENTRAL AVENUE REDEVELOPMENT AREA

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

WHEREAS, in accordance with the Redevelopment Law, the City designated that certain area known as the Central Avenue Redevelopment Area (the "**Redevelopment Area**") and enacted a redevelopment plan entitled the "Central Avenue Block 2901 Redevelopment Plan" in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, certain property identified as Block 2901, Lots 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 27.01, 27.02 and 32 on the tax maps of the City and located at 328-342 Central Avenue, 352 Central Avenue, 81-109 Cambridge Avenue, 140-142 Griffith Street (the "**Property**"), is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, Franklin Development Group LLC (the "**Redeveloper**") proposes to develop, finance and construct a four (4) Phase development project. Phase One (1) will consist of a 6-story residential building consisting of sixty three (63) senior affordable housing units including twenty (20) onsite parking spaces and 3,000SF of retail space. Phase Two (2) will consist of a 5-story parking garage consisting of three hundred five (305) spaces. Phase Three (3) will consist of a 12-story building consisting of one hundred twenty one (121) residential units of which fifteen percent (15%) or eighteen (18) units will be affordable housing. Phase Three will also include 9,000SF of retail space. Phase Four (4) will consist of two (2) two-family homes with four (4) onsite parking spaces (collectively, the "**Project**"); and

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

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

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

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

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

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

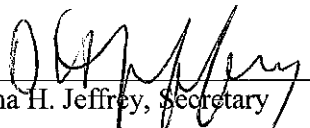
Section 3. Franklin Development Group LLC is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this Resolution and ending on July 31, 2024, unless extended for an additional period of no more than one hundred eighty (180) days by the Executive Director in her sole discretion, *provided however*, that designation of Redeveloper as authorized hereunder is conditioned upon Redeveloper's full execution and funding of the Funding Agreement and subject to necessary amendments to the Redevelopment Plan.

Section 4. If, by July 31, 2024, or such later date as established by the Executive Director in accordance with Section 3 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of July 24, 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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE AWARD OF CONTRACT NO. 23-07-
RN15 FOR ECONOMIC IMPACT STUDY AND BUSINESS
OPERATING PLAN 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 PLAN 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 Plan Area (the “**Redevelopment Plan 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 Plan Area and governed by the Journal Square 2060 Redevelopment Plan; and

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

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan and to support the Pathside Museum Project, the Agency determined it has a need for an economic impact study and business operating plan (the “**Services**”); and

WHEREAS, on February 28, 2023, by Resolution No. 23-SP02-11 the Agency authorized the use of competitive contracting to procure the Services pursuant to *N.J.S.A. 40A:11-4.1 et seq.*; and

WHEREAS, on May 25, 2023, the Agency issued a Request for Proposals for the Services (the “**RFP**”) pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), including but not limited to *N.J.S.A. 40A:11-4.3*; and

WHEREAS, the Agency received two (2) proposals (each, a “**Proposal**” and collectively, the “**Proposals**”) in response to the RFP; and

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

WHEREAS, the evaluation committee report is on file with the Agency; and

WHEREAS, the Agency wishes to authorize the award of a contract with HR&A (the “**Contract**”) for an amount not to exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000) to perform the Services, based on the terms and conditions set forth in the RFP and HR&A’s Proposal, for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier; and

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

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

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

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

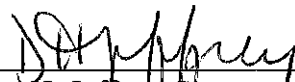
Section 2. The Board of Commissioners hereby awards a contract to HR&A for an amount not to exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000) to perform the Services, based on the terms, conditions and rates set forth in the RFP and HR&A’s Proposal, for a term to expire upon completion of

the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, all subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and/or 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 Secretary are hereby authorized to negotiate, execute and deliver the Contract with HR&A for Services to effectuate this Contract award, in consultation with counsel, and to undertake all actions necessary to effectuate the Contract and this Resolution, all in accordance with the LPCL, and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of July 24, 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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE EXECUTION OF A FIRST AMENDMENT OF THE
REDEVELOPMENT AGREEMENT AND FIRST AMENDMENT
OF THE PURCHASE AND SALE AGREEMENT WITH 701
NEWARK AVE LLC AS REDEVELOPER FOR CERTAIN
PROPERTY IDENTIFIED AS BLOCK 7902, LOTS 25, 26, 27, 28,
AND 29 COMMONLY KNOWN AS 693-701 NEWARK AVENUE,
WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT
PLAN AREA**

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

WHEREAS, in accordance with the Redevelopment Law, the City has designated that certain area known as the Journal Square 2060 Redevelopment Plan Area (the "**Redevelopment Area**") as an area in need of redevelopment and enacted the Journal Square 2060 Redevelopment Plan in order to effectuate the redevelopment of the Redevelopment Plan Area (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Agency owns certain parcels within the Redevelopment Plan Area identified on the official tax maps of the City as Block 7902, Lots 25, 26, 27, 28, and 29, commonly known as 693-701 Newark Avenue and Block 7902, Lot 45 on the tax map of the City, commonly known as 30 Cottage Street (collectively, the "**Agency Property**"), which are located within the Redevelopment Plan Area and are governed by the Redevelopment Plan; and

WHEREAS, by Resolution No. 19-05-20 adopted on May 21, 2019, the Agency authorized the execution of and subsequently entered into that certain Redevelopment Agreement (the "**Original Redevelopment Agreement**") and Purchase and Sale Agreement (the "**Original Purchase and Sale Agreement**") with 701 Newark Ave LLC (the "**Redeveloper**"); and

WHEREAS, Redeveloper originally proposed to acquire, develop, finance and construct a thirty-five (35) story mixed use building, consisting of two (2) stories of parking with no less than forty-five (45) parking spaces; ground floor retail locations; one (1) floor of commercial/office/retail uses; three hundred thirty-six (336) residential units with a mix of studios, one-bedroom, two-bedroom and three-bedroom unit types, and twenty percent (20%) of the residential units being designated as affordable housing units, together with onsite and offsite improvements that certain portion of the Property identified as Block 7902, Lots 25, 26, 27, 28, and 29 (collectively the "**Property**") (collectively the "**Original Project**"), and

WHEREAS, the Redeveloper was to acquire that certain portion of the Property in accordance with the terms of the Original Purchase and Sale Agreement between the Agency and the Redeveloper in exchange for payment to the Agency of Six Million Seven Hundred Twenty Thousand Dollars (\$6,720,000) inclusive of a Redeveloper contribution for Community Benefits (as defined in the Redevelopment Agreement); and

WHEREAS, the Agency now wishes to authorize the execution of a First Amendment to the Redevelopment Agreement and a First Amendment to the Purchase and Sale Agreement (collectively, the "**First Amendments**"); and

WHEREAS, the First Amendments shall authorize an additional twenty-four (24) residential units, of which three (5) will be affordable and nineteen (19) will be market rate, resulting in a total of three hundred sixty (360) residential units, and an elimination of all forty-five previously proposed parking spaces on site, and the elimination of any requirement to provide for any parking spaces off-site (the "**Revised Project**"); and

WHEREAS, based upon the parking reduction, the Revised Project will eliminate the two floors of parking and those floors will now accommodate the additional residential units; and

WHEREAS, the First Amendments shall also authorize an increase in the purchase price of the Property by Twenty Thousand Dollars (\$20,000) per additional unit or an additional Four Hundred Eighty Thousand Dollars (\$480,000) for a purchase price of Seven Million Two Hundred Thousand Dollars (\$7,200,000); and

WHEREAS, the First Amendments shall also authorize an additional contribution of Community Benefits of Twenty Thousand Dollars (\$20,000) per parking space removed or Nine Hundred Thousand Dollars (\$900,000) to be paid to the Journal Square Arts Initiative,

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

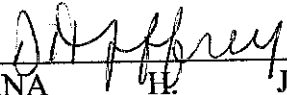
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the First Amendment to the Redevelopment Agreement and the First Amendment to the Purchase and Sale Agreement, in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with counsel.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting held on July 24, 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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE AWARD OF CONTRACT NO. 23-07-RN14 TO ECONOMIC
PROJECT SOLUTIONS, INC. FOR OWNER'S REPRESENTATIVE
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 PLAN AREA**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") and has the 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 Plan Area (the "**Redevelopment Plan 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 Plan 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 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 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 furtherance of the goals and objectives of the Redevelopment Law and the Journal Square 2060 Redevelopment Plan, the Agency requires from time to time extraordinary unspecifiable services which are specialized and qualitative in nature; and

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

WHEREAS, Economic Project Solutions, Inc. (“**EPS**”) submitted a detailed proposal to the Agency for the OR Services dated July 3, 2023, a copy of which is on file with the Agency (the “**Proposal**”); and

WHEREAS, whereas the principal-in-charge of EPS, Kimberley Gillespie, with a background in engineering and construction monitoring, has twenty-three years of experience advising owners and monitoring construction projects for various entities, including public entities, and possesses the experience and specialized knowledge necessary to perform and complete the OR Services set forth in the Proposal; and

WHEREAS, Diana H. Jeffrey, Executive Director of the Agency, has provided a Certification for an Extraordinary Unspecifiable Service Certification, attached hereto as **Exhibit A**; and

WHEREAS, the Agency desires to enter into Contract No. 23-07-RN14 with EPS (the “**Contract**”) to perform the OR Services as outlined in the Proposal, for a total amount of fees in an amount not to exceed: (i) \$38,435 per month for the period of July 15, 2023 – November 15, 2023; (ii) \$29,705 per month for the period of November 15, 2023 – July 15, 2024; (iii) \$35,000 in the aggregate for change order allowances; and (iv) \$16,700 in the aggregate for ground-up estimating services, all to be paid in accordance with the rates set forth in the Proposal; and

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

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

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation in accordance with law.

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

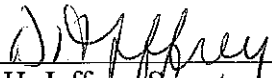
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized and directed to execute and deliver the Contract with EPS to perform the OR Services and to undertake all actions necessary to effectuate the Contract and this Resolution, all in accordance with the LPCL, and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel. EPS shall provide the OR Services in exchange for compensation not to exceed: (i) \$38,435 per month for the period of July 15, 2023 – November 15, 2023; (ii) \$29,705 per month for the period of November 15, 2023 – July 15, 2024; (iii) \$35,000 in the aggregate for change order allowances; and (iv) \$16,700 in the aggregate for ground-up estimating services, all payable in accordance with the rates set forth in the Proposal, for a term to expire upon completion of the OR Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, which term may be extended for an additional term of up to twelve (12) months, subject to approval of such extension by resolution of the Board of Commissioners and the availability of funds. The Contract shall be subject to the terms and conditions of the Agency's form contract, together with any such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency in consultation with counsel. The Contract amount authorized herein shall include all overhead costs and basic support services incurred by EPS, except for those reimbursable expenses explicitly set forth in the Proposal.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting on July 24, 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	✓			

EXHIBIT A

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Board of Commissioners of the Jersey City Redevelopment Agency ("**Agency**")
FROM: Diana H. Jeffrey; Executive Director
DATE: July 18, 2023
SUBJECT: Extraordinary Unspecifiable Services for Owner's Representative Services to be provided by Economic Project Solutions, Inc. ("**EPS**") in connection with the Pathside Building (84 Sip Avenue, Jersey City) (the "**Pathside Museum**")

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

Firm: Economic Project Solutions, Inc.

Cost: An amount not to exceed: (i) \$38,435 per month for the period of July 15, 2023 – November 15, 2023; (ii) \$29,705 per month for the period of November 15, 2023 – July 15, 2024; (iii) \$35,000 in the aggregate for change order allowances; and (iv) \$16,700 in the aggregate for ground-up estimating services, all to be paid in accordance with the rates set forth in the Proposal.

Duration: Not to exceed twelve (12) months, which term may be extended for an additional term of up to twelve (12) months, subject to approval of such extension by resolution of the Agency's Board of Commissioners and the availability of funds.

Purpose: Provide specialized services, including owner's representative services (the "**Services**"), in connection with converting the Pathside Building into the Pathside Museum in accordance with the Memorandum of Understanding with the City of Jersey City (the "**City**"), Agency and the Centre national d'art et de culture Georges Pompidou as the cultural partner ("**Centre Pompidou**") for the redevelopment of the Pathside Building.

1. **Provide a clear description of the nature of the work to be done.**
EPS will assist the Agency and the City in overseeing and supervising the development of the Pathside Building into the Pathside Museum. EPS will supervise all professionals, monitor costs, interact with the City and Centre Pompidou, monitor construction, and track project progress, as well as other tasks identified during the course of its work for the Agency.
2. **Describe in detail why the contract meets the provisions of the statute and rules.**
The Services to be provided under this engagement are very specialized and unique. Centre Pompidou houses one of the largest collections of modern and contemporary art in the world, ranging from pillars of modern art to key figures in contemporary art, from cinema to photography, from architecture to design and new media. Centre Pompidou will be providing its art, as well as programming guidance for the Pathside Museum. The project requires extensive renovations to convert the Pathside Building into a museum, multidisciplinary artistic and cultural center. EPS will provide budget monitoring services that will ensure the project stays on budget. EPS has specialized and unique experience working with public entities on similar projects and that specialized knowledge will enable the Agency to complete this massive undertaking in a timely and cost-efficient manner.
3. **The service(s) is of such a specialized and qualitative nature that the performance of the**

service(s) cannot be reasonably described by written specifications because:

The exact services cannot reasonably be described by written specifications because the Agency requires a representative with specialized skills including, but not limited to, construction advisement, budget review and monitoring, and rehabilitation of buildings. EPS' extensive experience and specialized skills uniquely qualify EPS for the specialized work that the Agency needs for this unique and special redevelopment project. The Agency issued a Request for Proposals with a description of the anticipated deliverables required in connection with the provision of the Services. In EPS' proposal, it specified the full extent of services that it would provide. The Agency is relying on EPS' expertise and training to inform the full extent of the Services that may be needed to develop the Pathside Museum into a leading international cultural hub serving as a dynamic destination for visitors.

4. Describe the informal solicitation of quotations:

EPS is a woman-owned firm that furthers the goals of the Agency to support women-owned businesses. In addition, EPS's understanding of the Agency's priorities, the development team, complex financing, and other components of this uniquely complex project in New Jersey make the award of this contract critical to maintain a very aggressive schedule and avoid the costs of duplicating efforts and onboarding another firm that lacks such experience. As a result, solicitation of other consultants would not benefit the Agency or the project.

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

Respectfully,

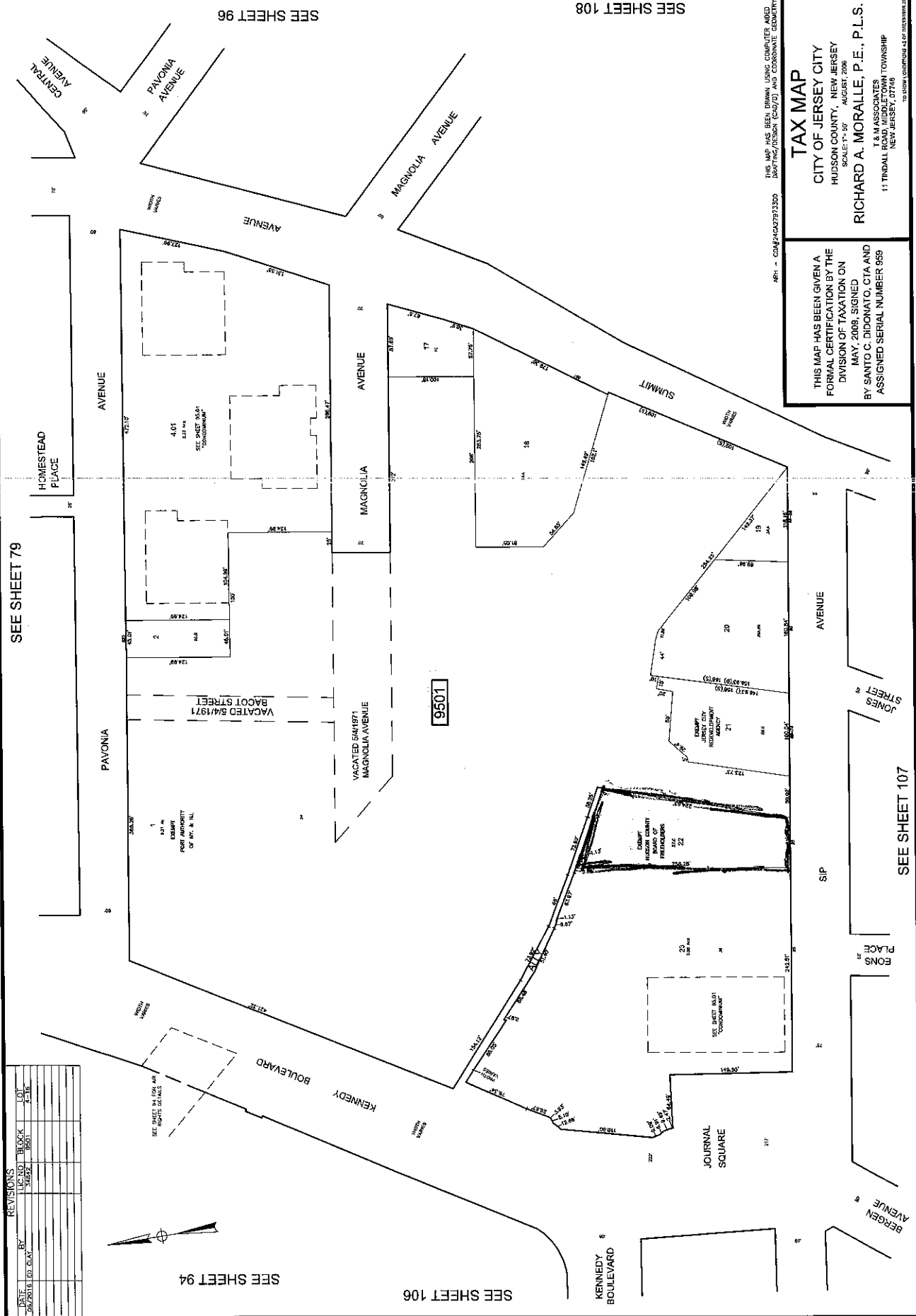
Name: _____
Diana H. Jeffrey
Title: Executive Director

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

REVISIONS			
DATE	BY	REASON	LOT
10/20/08	BY	REWORK	101
10/20/08	BY	REWORK	102
10/20/08	BY	REWORK	103
10/20/08	BY	REWORK	104
10/20/08	BY	REWORK	105
10/20/08	BY	REWORK	106
10/20/08	BY	REWORK	107
10/20/08	BY	REWORK	108
10/20/08	BY	REWORK	109
10/20/08	BY	REWORK	110

SEE SHEET 79

SEE SHEET 96



SEE SHEET 106

SEE SHEET 108

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
ROUTING DESIGN (CAD) AND ELECTRONIC DESIGN.

APR - COM-240791300

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

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

SEE SHEET 107

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AWARDING CONTRACT NO. 23-07-RN13 TO ELIZABETH
DEVELOPMENT COMPANY FOR CONSULTING
SERVICES RELATING TO 54 JOURNAL SQUARE PLAZA,
BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE
LOEW'S JERSEY THEATRE, WITHIN THE JOURNAL
SQUARE 2060 REDEVELOPMENT PLAN AREA**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") and has the 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 enacted the Journal Square 2060 Redevelopment Plan (as amended and supplemented from time to time, (the "**Redevelopment Plan**") in order to effectuate and regulate the redevelopment of the area designated by the City as the Journal Square 2060 Redevelopment Plan Area (the "**Redevelopment Plan Area**"); and

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

WHEREAS, the City owns the historic Loew's Jersey Theatre (the "**Theatre**") together with certain property within the Redevelopment Plan Area upon which the Theatre is situated, identified as Block 10601, Lot 41 on the official tax map of the City, commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (the "**Property**"), which Property is located within the Redevelopment Plan Area and is subject to the 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, by Resolution No. 21-11-11 adopted on November 9, 2021, the Agency's Board of Commissioners authorized Contract No. 21-11-RN4 with Elizabeth Development Company ("**EDC**") for consulting services at the Property including, but not limited to, compliance activities and assistance with the funding application with the New Jersey Economic Development Authority (the "**Services**"), which has since expired; and

WHEREAS, additional time is needed for EDC to complete the Services; and

WHEREAS, EDC submitted a proposal to the Agency to continue to provide the Services dated March 14, 2023 (the "**Proposal**"), a copy of which is on file with the Agency; and

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

WHEREAS, in accordance with *N.J.S.A. 40A:11-6.1*, at least two competitive quotations must be solicited prior to award of a contract that is less than the bid threshold, but fifteen (15) percent or more of that amount, if practicable; and

WHEREAS, the Agency has determined that it is not practicable to solicit additional quotations; and

WHEREAS, the Agency desires to enter into Contract No. 23-07-RN13 with EDC (the "**Contract**") to continue to perform the Services for an amount not to exceed Forty-Two Thousand Dollars (\$42,000.00), to be paid in accordance with the rates set forth in the Proposal; and

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

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

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

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

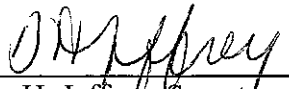
Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with EDC to continue perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the agreement, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed Forty-Two Thousand Dollars (\$42,000.00), subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute any and all other

documents and to take any and all actions necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

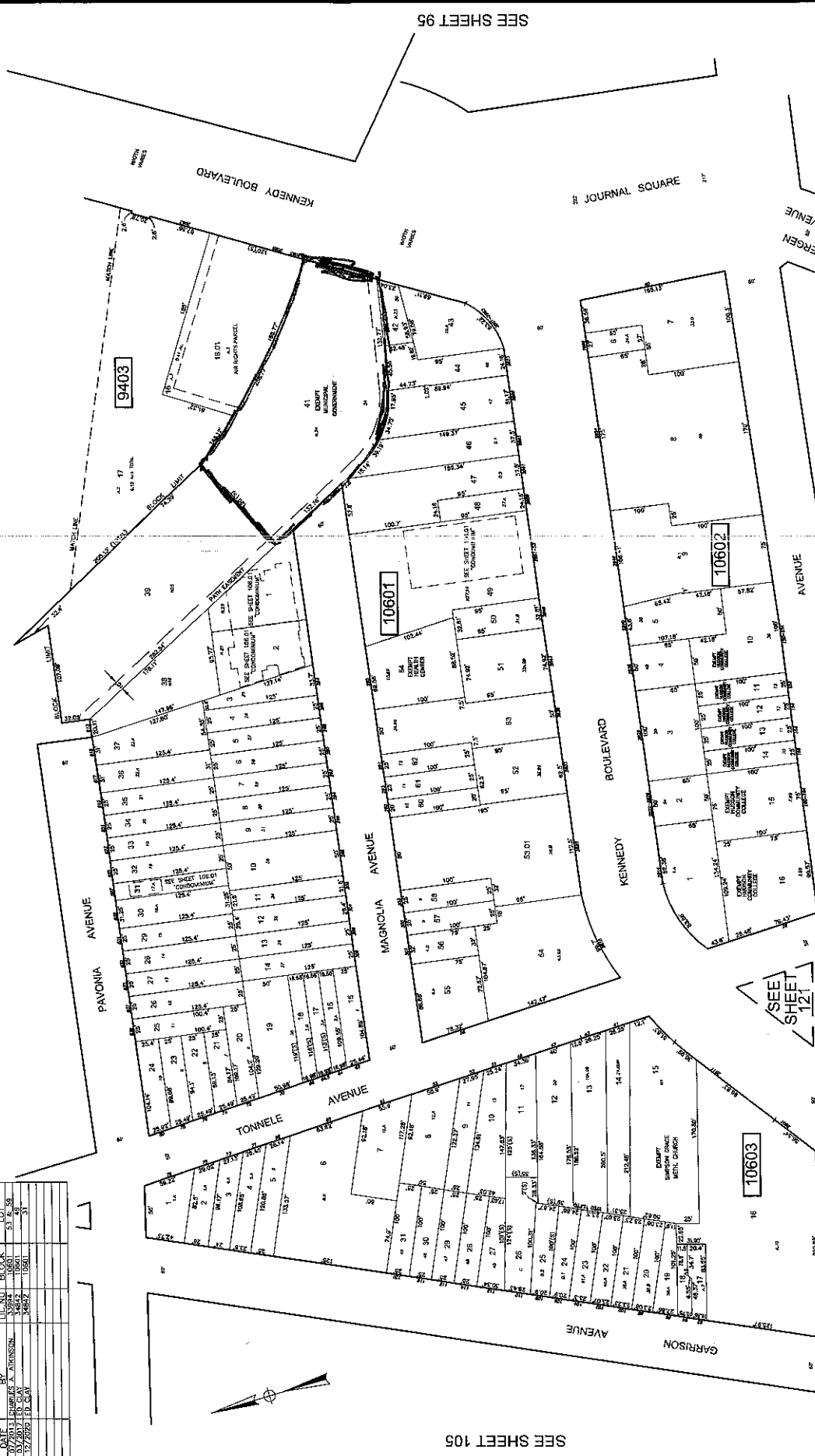
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of July 24, 2023.


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	✓			

REVISIONS		
DATE	BY	REVISIONS
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03/07/03	BY J. J. J.	1.98
03/07/03	BY J. J. J.	1.99
03/07/03	BY J. J. J.	2.00

SEE SHEET 94



SEE SHEET 95

SEE SHEET 105

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST, 2003
RICHARD A. MORALLE, P.E., P.L.S.
T&M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2003, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 659

SEE SHEET 121

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING (CAD) AND CIRCUMFERENCE GEOMETRY.
APR - 004/24/03/7/13/300

SEE SHEET 120

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE AWARD OF CONTRACT NO. 23-07-VB07 WITH SWA
GROUP FOR LANDSCAPE ARCHITECTURAL SERVICES IN
CONNECTION WITH THE DEVELOPMENT OF THE
COURTHOUSE PARK WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT PLAN AREA**

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

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

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

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

WHEREAS, by Resolutions 22-682 and 22-895, the City Council authorized the Cooperation Agreement, which requires reimbursement to the Agency from the City for all costs and expenses incurred by the Agency; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of a firm to provide landscape architectural services in connection with the Agency's obligation to assist the City and the City's obligation to reimburse the Agency for costs incurred under this Contract, found in the Cooperation Agreement pertaining to the development of the Courthouse Park (the "**Services**"); and

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

WHEREAS, by Resolution No. 22-07-10 adopted on July 19, 2022, the Agency's Board of Commissioners authorized Contract No. 22-07-CF2 (the "**Original Contract**") with SWA Group ("SWA") to perform the Services, which is set to expire; and

WHEREAS, additional time is needed for SWA to complete Tasks 3, 4 and 5 of the Services; and

WHEREAS, SWA submitted a proposal to the Agency to continue to provide the Services dated July 10, 2023 (the "**Proposal**"), a copy of which is on file with the Agency; and

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

WHEREAS, the Agency desires enter into Contract No. 23-07-VB07 (the "**Contract**") with SWA to continue to perform and complete the Services at the rates set forth in the Proposal for a total amount not to exceed One Hundred Thirty-Seven Thousand Seven Hundred Dollars (\$137,700.00), which is the balance remaining under the Original Contract; and

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

WHEREAS, *N.J.S.A.* 40A:11-15 of the LPCL requires professional services contracts to be renewed on an annual basis; and

WHEREAS, the Agency certifies that City has allocated funds for the costs of the Services and shall reimburse the Agency for costs expended; and

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

WHEREAS, notice of the award of the professional services contract shall be published in a newspaper of general circulation as required by law,

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with SWA to continue perform and complete the remaining Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the agreement, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed One Hundred Thirty Seven Thousand Seven Hundred Dollars (\$137,700.00), subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of July 24, 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 Negrón, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AMENDING RESOLUTIONS NO. 21-11-10 AND 23-03-08
TO PERMIT THE CREATION OF A PEDESTRIAN
EASEMENT IN CONJUNCTION WITH THE
ACQUISITION OF A PORTION OF THE PROPERTY
IDENTIFIED AS BLOCK 10601, LOTS 1 & 2, COMMONLY
KNOWN AS 282 MAGNOLIA AVENUE, AND LOCATED
WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT PLAN AREA**

WHEREAS, the City of Jersey City (the “**City**”) has designated that certain area known as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Plan Area**”) as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”); and

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

WHEREAS, the land and premises identified as Block 10601, Lots 1 & 2 on the tax maps of the City, commonly known as 282 Magnolia Avenue and located within the Redevelopment Plan Area (the “**Property**”), are subject to acquisition under the Redevelopment Plan, pursuant to the Redevelopment Law; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Jersey City Redevelopment Agency (the “**Agency**”) has determined it is necessary to acquire a portion of the Property (the “**Acquisition Parcel**”), as shown on the “**Acquisition Parcel Map**” (attached hereto as **Exhibit A**); and

WHEREAS, on November 9, 2021, the Agency adopted Resolution 21-11-10 authorizing the Agency to purchase the Acquisition Parcel for \$200,000 based on the appraisal of the Property and the Acquisition Parcel by Integra Realty Resources-Northern New Jersey, which establishes the market value of the Acquisition Parcel, including damages, at \$200,000; and

WHEREAS, on or about January 31, 2023, the Agency effectuated the acquisition of the Acquisition Parcel; and

WHEREAS, on March 21, 2023, the Agency adopted Resolution 23-03-08 authorizing the Agency to purchase the Acquisition Parcel for \$300,000 based upon additional, good faith, bona fide negotiations between the Agency and the owner of the Acquisition Parcel; and

WHEREAS, the owner of the Property has requested a pedestrian easement be created as part of the transaction (the "**Pedestrian Easement**", attached hereto as **Exhibit B**) to permit the owner and occupants of the Property to continue to access the basement unit in the building and the fire escape that serves the building on the Property; and

WHEREAS, the Pedestrian Easement will have no impact on the Agency's operations related to the Acquisition Parcel,

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

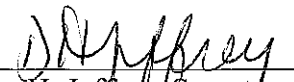
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Resolution 21-11-10 adopted on November 9, 2021 and Resolution 23-03-08 adopted on March 21, 2023 is hereby amended to permit the creation of the Pedestrian Easement with the acquisition of the Acquisition Parcel.

Section 3. The Chair, Vice-Chair, Secretary and/or the Executive Director are hereby authorized to sign all documents necessary to effectuation the Pedestrian Easement subject to the review and approval of the Agency's General Counsel.

Section 4. This resolution shall take effect immediately.

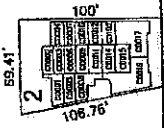
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of July 24, 2023.


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	✓			

EXHIBIT A
ACQUISITION PARCEL MAP

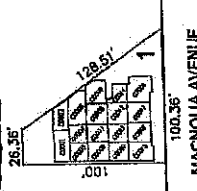
278 MAGNOLIA AVE CONDOMINIUMS
BLOCK 10601 - LOT 2



0.14 AC TOTAL
SCALE: 1" = 40'

LOT	UNIT TYPE	AREA	50' E.L.
2	CONDO	1	50
3	CONDO	1	50
4	CONDO	1	50
5	CONDO	1	50
6	CONDO	1	50
7	CONDO	1	50
8	CONDO	1	50
9	CONDO	1	50
10	CONDO	1	50
11	CONDO	1	50
12	CONDO	1	50
13	CONDO	1	50
14	CONDO	1	50
15	CONDO	1	50
16	CONDO	1	50
17	CONDO	1	50
18	CONDO	1	50
19	CONDO	1	50
20	CONDO	1	50
21	CONDO	1	50
22	CONDO	1	50
23	CONDO	1	50
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26	CONDO	1	50
27	CONDO	1	50
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29	CONDO	1	50
30	CONDO	1	50
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37	CONDO	1	50
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40	CONDO	1	50
41	CONDO	1	50
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100	CONDO	1	50

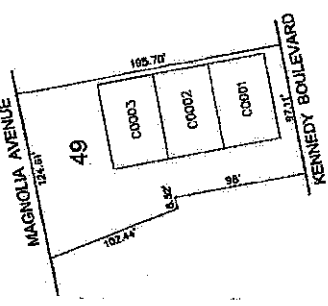
282 MAGNOLIA AVE CONDOMINIUMS
BLOCK 10601 - LOT 1



0.16 AC TOTAL
SCALE: 1" = 40'

LOT	UNIT TYPE	AREA	50' E.L.
1	CONDO	1	50
2	CONDO	1	50
3	CONDO	1	50
4	CONDO	1	50
5	CONDO	1	50
6	CONDO	1	50
7	CONDO	1	50
8	CONDO	1	50
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100	CONDO	1	50

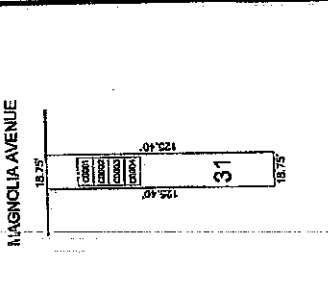
2893 KENNEDY BLVD CONDOMINIUMS
BLOCK 10601 - LOT 49



0.46 AC TOTAL
SCALE: 1" = 40'

LOT	UNIT TYPE	AREA	50' E.L.
49	CONDO	1	50
50	CONDO	1	50
51	CONDO	1	50

827 PAVONIA AVE CONDOMINIUMS
BLOCK 10601 - LOT 31



0.54 AC TOTAL
SCALE: 1" = 40'

LOT	UNIT TYPE	AREA	50' E.L.
31	CONDO	1	50
32	CONDO	1	50

THIS MAP HAS BEEN EXAMINED, CORRECTED, AND
PRINTED/COPIED (DATE) AND CURRENTLY CORRECTED

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: AS SHOWN
RICHARD A. MORALLE, P.E., P.L.S.
T.A.M. ASSOCIATES
11 TINDALL ROAD, LINDEN TOWNSHIP
NEW JERSEY, 07036

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 056

DATE	BY	REVISIONS	LOT
10/20/13	CHARLES A. JORDAN	10/20/13	49
02/20/17	BY	02/20/17	31
02/20/17	BY	02/20/17	32

EXHIBIT B
PEDESTRIAN EASEMENT MAP

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE AND
THE ASSIGNMENT OF LEASE AGREEMENT TO THE CITY OF JERSEY
CITY FOR PROPERTY LOCATED AT BLOCK 9501, LOT 21 COMMONLY
KNOWN AS 68-74 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT PLAN AREA**

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

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

WHEREAS, Hudson County Community College (**"HCCC"**) was the owner of certain properties commonly known as 68-74 Sip Avenue (Block 9501, Lot 21 on the municipal tax map) and 164-168 Sip Avenue (Block 10602, Lots 10 to 16 on the municipal tax map) (the **"Properties"**) located within the Journal Square 2060 Redevelopment Plan Area as set forth more particularly in the Journal Square 2060 Redevelopment Plan (the **"Redevelopment Plan"**); and

WHEREAS, in furtherance of the redevelopment of the Properties and the goals and objectives of Redevelopment Law and Redevelopment Plan, the Agency purchased the Properties from HCCC in order to permit the Agency to undertake the redevelopment of the Properties pursuant to the Redevelopment Law; and

WHEREAS, the Agency issued project notes to finance the acquisition of the Properties from the HCCC, including the \$16,950,000 Project Note (Series 2023) (Hudson County Community College Project) (the **"Agency 2023 Note"**); and

WHEREAS, the City desires to acquire the property at 68-74 Sip Avenue from the Agency for One Dollar (\$1.00) in exchange for the City's payment, in full, of the Agency 2023 Note; and

WHEREAS, the Agency now desires to transfer the property at 68-74 Sip Avenue (the **"68-74 Sip Avenue Property"**) to the City; and

WHEREAS, the Agency and HCCC entered into a lease agreement (the **"Lease Agreement"**) that allowed HCCC to continue to use the Properties following acquisition by the Agency; and

WHEREAS, the Agency will assign its interest in the Lease Agreement to the City related to the 68-74 Sip Avenue Property upon closing,

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

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

Section 2. The Agency is authorized to transfer the 68-74 Sip Avenue Property to the City for One Dollar (\$1.00) which is conditioned upon the City's assumption of the Agency's debt on the Properties as described in this Resolution. The Agency will assign its interest in the Lease Agreement to the City related to the 68-74 Sip Avenue Property upon closing.

Section 3. The Chair, Vice Chair, Executive Director, Secretary and other necessary Agency Officials and professionals are each hereby authorized to execute and deliver a purchase and sale

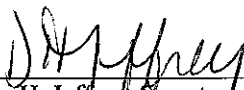
agreement and/or any other necessary documents and/or agreements, between the City and the Agency together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same, to close on the sale of the Property. Said authorization includes receipt of the Deed to the Property and any and all associated documents by and between the City and the Agency, and the execution and delivery of any documents by the Agency, required to effectuate said conveyance.

Section 4. The Chair, Vice Chair, Executive Director, Secretary and other necessary Agency Officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

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

Section 6. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of July 24, 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
AUTHORIZING PROFESSIONAL SERVICES CONTRACT
NO. 21-05-ED3 WITH OMA AMO ARCHITECTURE, P.C.
FOR ARCHITECTURE AND RELATED SERVICES FOR
THE PROPERTY LOCATED AT BLOCK 9501, LOT 22,
COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL
SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE
JOURNAL SQUARE 2060 REDEVELOPMENT PLAN
AREA**

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

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

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

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

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

WHEREAS, in furtherance of its responsibilities under the Redevelopment Law, the Cooperation Agreement, and the Pompidou Contracts, the Agency requires full architecture design services (design and implementation) for the Pathside Building (the “**Architecture Services**”) in order to design and renovate the existing building and prepare it to be used as a cultural hub with uses potentially including, but not limited to, a museum, gallery, studio, educational and event space, café, restaurant and/or museum shop; and

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

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

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

WHEREAS, on December 20, 2022, by Resolution 22-12-14, the Agency authorized an amendment to the 2022 Contract which revised the scope of Architecture Services and increased cost of those Architecture Services for a total contract amount not to exceed Seven Million Six Hundred Seven Thousand Thirty Dollars (\$7,607,030.00) for the contract term set forth in the 2022 Contract (the “**Amendment**”); and

WHEREAS, additional time is needed to perform the services set forth in the 2022 Contract and Amendment; and

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

WHEREAS, *N.J.S.A.* 40A:11-15 requires professional services contracts to be renewed on an annual basis; and

WHEREAS, pursuant to the LPCL, the Agency desires to authorize the 2022 Contract (as authorized, the “**2023 Contract**”) for the performance of Architecture Services as set forth in the 2022 Contract as amended by the Amendment for a term commencing as of July 1, 2023 and expiring on June 30, 2024, for the amounts set forth in the Amendment; 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, OMA has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year,

and acknowledges that the 2023 Contract will prohibit OMA 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.

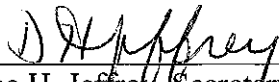
Section 2. The Board of Commissioners hereby authorizes the 2023 Contract with OMA for the Architecture Services as set forth in the 2022 Contract and the Amendment for the term commencing on July 1, 2023, and expiring on June 30, 2024 and payable at the rates set forth in the Amendment for a total amount not to exceed Seven Million Six Hundred Seven Thousand Thirty Dollars (\$7,607,030.00), and subject to the terms and conditions set forth in the 2023 Contract, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are each hereby authorized to execute and deliver the 2023 Contract, together with such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency in consultation with counsel and to undertake all other actions necessary to effectuate the 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 4. The Agency shall publish notice of the award of the 2023 Contract in a newspaper of general circulation in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i).

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting on July 24, 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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING CONTRACT NO. 23-07-RN16 WITH
GILSANZ MURRAY STEFICEK LLP ENGINEERS AND
ARCHITECTS, FOR STRUCTURAL PEER REVIEW
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 PLAN AREA**

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

WHEREAS, pursuant to the Redevelopment Law, the City adopted a redevelopment plan known as the Journal Square 2060 Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the area designated by the City as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Plan Area**”); and

WHEREAS, the Agency is the owner of the Pathside Building located at 84 Sip Avenue/25 Journal Square (the “**Pathside Building**”) within the Redevelopment Plan Area; 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 a peer review of the structural 50% design development documents and supporting information for the proposed renovations and adaptive re-use ("**Peer Review 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, Gilsanz Murray Steficek LLP Engineers and Architects ("**GMS**") submitted a detailed proposal to the Agency for the performance of the Peer Review Services dated July 17, 2023 (the "**Proposal**"), a copy of which is on file with the Agency; and

WHEREAS, the Agency desires to enter into a contract with GMS (the "**Contract**") to perform the Services as outlined in the Proposal for an amount not to exceed Ten Thousand Dollars (\$10,000) to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, GMS possesses the skills and expertise necessary to perform and complete the Peer Review Services; and

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

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

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

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

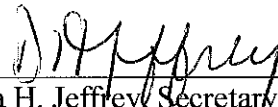
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby awards a contract to GMS for a term of up to twelve (12) months, for a contract amount not to exceed Ten Thousand Dollars (\$10,000), which shall be payable in accordance with the rates set forth in the Proposal on file with the Agency, all subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and/or 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 Secretary are each hereby authorized to execute and deliver the Contract, together with any such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency in consultation with counsel, and any and all other documents necessary to effectuate this Resolution, and to undertake all actions necessary to effectuate the Contract and this Resolution, all in accordance with the LPCL and in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting on July 24, 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 Negrón, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ONE GROVE PROPERTY LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 15906, LOT 1 AND COMMONLY KNOWN AS 221 GROVE STREET WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment designated as the Liberty Harbor North Redevelopment Area (the "**Redevelopment Area**") and on May 16, 2001, adopted a redevelopment plan for the Redevelopment Area entitled the Liberty Harbor North Redevelopment Plan (as amended and supplemented from time to time "**Redevelopment Plan**"); and

WHEREAS, the Agency designated Grand LHN IV Urban Renewal LLC ("**Grand**"), as redeveloper for the property known as Block 15906, Lot 1 on the Tax Map of the City (the "**Property**"); and

WHEREAS, the Agency and Grand entered into a redevelopment agreement dated April 4, 2019 (the "**2019 Redevelopment Agreement**") which contemplated a project consisting of approximately 131 residential units to be developed on the Property; and

WHEREAS, pursuant to that certain Purchase and Sale Agreement dated December 31, 2019 (the "**Purchase and Sale Agreement**") by and between Grand and One Grove Property LLC ("**One Grove**"), One Grove became the contract purchaser of the Property; and

WHEREAS, One Grove's purchase of the Property was expressly conditioned upon (i) termination of the 2019 Redevelopment Agreement; and (ii) execution of a redevelopment agreement between One Grove and the Agency, and One Grove's designation as redeveloper of the Property and otherwise clarify the parties' respective rights and obligations; and

WHEREAS, Grand submitted a request for the Agency's approval to transfer the Property to One Grove, pursuant to the 2019 Redevelopment Agreement, provided that One Grove enters into a redevelopment agreement with the Agency; and

WHEREAS, pursuant to Resolution No. 20-04-10, adopted April 21, 2020, the Agency (i) designated One Grove as the redeveloper of the Property (the "**Redeveloper**"); and (ii) authorized a termination and transfer agreement concerning the 2019 Redevelopment Agreement between the Agency and Grand; and

WHEREAS, the Agency and the Redeveloper entered into a redevelopment agreement dated June 1, 2020 (the "**Redevelopment Agreement**"); and

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper proposed a revised development project consisting of a mixed-use building consisting of up to twelve (12) stories, plus an attic story above, in a LEED Certified building, with up to 148 residential units, and up to 74 parking spaces, and a mix of commercial uses permitted by the Redevelopment Plan ("**Original Project**"); and

WHEREAS, the Agency and the Redeveloper entered into a certain first amendment to the Redevelopment Agreement (the "**First Amendment**") on March 17, 2021 related to the membership interests in the Redeveloper; and

WHEREAS, the Redeveloper submitted a request to the Agency for an amendment to the Redevelopment Agreement (the "**Amendment Request**") to reflect revisions to the Original Project based on the approvals of the City Planning Board; and

WHEREAS, pursuant to the Amendment Request, the Original Project should be modified to be a project consisting of a thirteen (13) story building (the 13th story being an interior mezzanine level) with ground floor/commercial/retail uses, 193 residential units, with 7 additional lodging/hotel units, and 80 parking spaces (75 spaces on site and 5 spaces on street) (collectively, the "**Revised Project**"); and

WHEREAS, the Agency now wishes to authorize the execution of a second amendment to the Redevelopment Agreement (the "**Second Amendment**"); and

WHEREAS, the Second Amendment shall revise the Original Project to reflect the Revised Project,

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

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

Section 2. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Second Amendment, in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with counsel.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting held on July 24, 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	✓			

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

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

WHEREAS, in accordance with the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Morris Canal Redevelopment Area (the “Redevelopment Area”) and enacted a redevelopment plan for the area entitled the “Morris Canal Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Area (as may be further amended and supplemented from time to time, the “Redevelopment Plan”); and

WHEREAS, by Resolution No. 21-01-12 adopted January 19, 2021, the Agency designated 417 Communipaw OZ, LLC (the “Redeveloper”) as the redeveloper of property identified as Block 18901, Lots 23 and 29 on the official tax map of the City, commonly known as 417 Communipaw Avenue and 139 Woodward Street (the “Property”); and

WHEREAS, by Resolution No. 22-02-10 adopted February 15, 2022, the Agency extended the Redeveloper’s designation as redeveloper until June 30, 2022; and

WHEREAS, by Resolution No. 22-07-13 adopted on July 19, 2022, the Agency authorized the execution of and subsequently entered into that certain Redevelopment Agreement (the “Redevelopment Agreement”) with the Redeveloper; and

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

WHEREAS, the Redeveloper has applied to the Planning Board of the City for a subdivision of the Property as well as a preliminary and final site plan approval and has received the requested approvals from the Planning Board; and

WHEREAS, in order to address various needs of the Redeveloper including obtaining financing, execution of an Affordable Housing Agreement (as defined in the Redevelopment Agreement), and receipt of approvals from the City of Jersey City Planning Board, the Redeveloper submitted a Progress Report dated June 9, 2023 to the Agency, wherein the Redeveloper requested an amendment to the Redevelopment

Agreement to revise certain deadline times provided in the Development Timetable (as defined in the Redevelopment Agreement); and

WHEREAS, the Agency now wishes to authorize the execution of a First Amendment to the Redevelopment Agreement (the "**First Amendment**"); and

WHEREAS, the First Amendment shall authorize the revised deadlines included in the revised Schedule C attached hereto as **Exhibit A**,

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

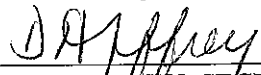
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the First Amendment, in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with counsel.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting held on July 24, 2023.


DIANA H. JEFFREY, SECRETARY

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

EXHIBIT A
REVISED SCHEDULE C
DEVELOPMENT TIMETABLE

<u>Tasks</u>	<u>Original Completion</u>	<u>Revised Completion</u>
Submission of Site Plan Application	No later than 90 days after the Effective Date	No change.
Execute Affordable Housing Agreement	No later than 180 days after the Effective Date	<u>No later than December 31, 2023</u>
Obtain All Other Government Approvals	Within 90 days following the memorializing resolution of preliminary and final site plan by the Planning Board, but no later than March 31, 2023	Within 90 days following the memorializing resolution of preliminary and final site plan by the Planning Board, but no later than <u>September 30, 2023</u>
Construction Drawings Completed	Within 120 days of receipt of Governmental Approvals, but no later than July 31, 2023	Within 120 days of receipt of Governmental Approvals, but no later than <u>December 31, 2023</u>
Submit Evidence of Financing	Within nine (9) months of receipt of Governmental Approvals, but no less than 60 days prior to the Commencement of Construction (i.e., no later than December 31, 2023)	Within <u>six (6)</u> months of receipt of Governmental Approvals, but no less than <u>61</u> days prior to the Commencement of Construction (i.e., no later than <u>March 31, 2024</u>)
Obtain Construction Permits	Within 150 days of completion of construction drawings, but no later than December 31, 2023	Within <u>91</u> days of completion of construction drawings, but no later than <u>March 31, 2024</u>

Commencement of Construction	Within 60 days of receipt of Construction Permits, but no later than February 29, 2024	Within <u>61</u> days of Construction Permits, but no later than <u>May 31, 2024</u>
Completion of Construction and Conveyance of Recreation Center	Prior to submission of first application for Certificate of Occupancy for the residential complex component of the Project	No change
Completion of Construction and Conveyance of Parking Spaces	Prior to submission of first application for Certificate of Occupancy for the residential complex component of the Project	No change
Completion of Construction of Commercial Facility	Prior to submission of first application for Certificate of Occupancy for the residential complex component of the Project	No change
Completion of Construction of Public Open Space	Prior to submission of first application for final Certificate of Occupancy for the residential complex component of the Project	No change
Completion of Steel Tech Improvements	Prior to submission of first application for Certificate of Occupancy for the residential complex component of the Project	No change
Completion of Construction of Project	Within 30 months following the Commencement of Construction, but no later than August 31, 2026	No change

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 23-07-JF4 WITH T&M ASSOCIATES TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPERTIES IDENTIFIED AS BLOCK 9902, LOT 17, BLOCK 11301, LOT 2, BLOCK 13002, LOT 5, BLOCK 12901, LOT 22, BLOCK 10006, LOT 34, BLOCK 10105, LOT 4, BLOCK 11002, LOT 6, BLOCK 11008, LOT 23, AND BLOCK 12603, LOT 8.01 ON THE TAX MAP OF THE CITY OF JERSEY CITY TO DETERMINE WHETHER SUCH PROPERTIES MEET THE CRITERIA FOR DESIGNATION AS IN NEED OF REDEVELOPMENT WITHIN THE SCATTER SITE REDEVELOPMENT AREA

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

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

WHEREAS, pursuant to the Redevelopment Law, the Agency has a need for professional planning services for the preparation of a redevelopment area study (the "**Professional Planning Services**") of 415.5 Monmouth Street (Block 9902, Lot 17), 203 Third Street (Block 11301, Lot 2), 155 Morgan Street (Block 13002, Lot 5), 54 Wayne Street (Block 12901, Lot 22), 274 7th Street (Block 10006, Lot 34), 217 Pavonia Ave. (Block 10105, Lot 4), 375 4th Street (Block 11002, Lot 6), 440 2nd Street (Block 11008, Lot 23), and 391 1st Street (Block 12603, Lot 8.01) (collectively, the "**Study Area**") to determine if the properties in the Study Area should be included into the Redevelopment Area; 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, T&M Associates ("**T&M**") provided the Agency with a proposal dated July 14, 2023 (the "**Proposal**") setting forth the manner and costs of performing the Professional Planning Services, a copy of which is on file with the Agency; and

WHEREAS, the Agency wishes to enter into an agreement (the "**Contract**") with T&M for a term to expire either within one (1) year after the effective date of such agreement, or upon the completion of the Professional Planning Services and all related tasks, whichever is earlier, for an amount not to exceed Nine Thousand Five Hundred Dollars (\$9,500.00) to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency hereby certifies that it has funds available to compensate T&M for the Professional Planning Services; and

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

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

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

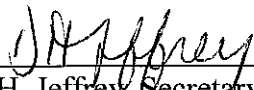
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a professional services contract with T&M for a term to expire either within one (1) year after the effective date of such agreement, or upon the completion of the Professional Planning Services and all related tasks, whichever is earlier, for a contract amount not to Nine Thousand Five Hundred Dollars (\$9,500.00) to be paid in accordance with the rates set forth in the Proposal, all subject to the terms and conditions of 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 execute the contract awarded herein and any and all other documents necessary to effectuate this Resolution, together with such additions, deletions and modifications as deemed necessary and/or desirable in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting on July 24, 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	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING STAFF MEMBERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT

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; and

WHEREAS, in furtherance of its redevelopment objectives, the Agency finds it necessary or desirable from time to time for its employees to attend seminars, conferences, continuing education classes and/or seminars on redevelopment-related topics; and

WHEREAS, the Agency wishes for Victoria Bonners, Chris Fiore, Jason Friedkin, James Heller, Robert Napiorski, Yvette Sanchez and Elizabeth Vasquez to attend the Governor's Conference on Housing and Economic Development occurring on September 28, 2023 through September 29, 2023 in Atlantic City, New Jersey (the "Conference"),

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

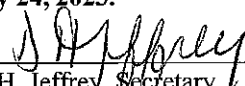
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Victoria Bonners, Chris Fiore, Jason Friedkin, James Heller, Robert Napiorski, Yvette Sanchez and Elizabeth Vasquez are hereby authorized to attend the Conference.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to review, approve and process requests for reimbursement of eligible costs, including transportation, overnight accommodations and meals, incurred by Victoria Bonners, Chris Fiore, Jason Friedkin, James Heller, Robert Napiorski, Yvette Sanchez and Elizabeth Vasquez to attend the Conference, all in accordance with the travel policy set forth in the Agency's employee manual.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of July 24, 2023.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING STAFF MEMBERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY TO ATTEND THE NATIONAL
BROWNSFIELDS TRAINING CONFERENCE**

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; and

WHEREAS, in furtherance of its redevelopment objectives, the Agency finds it necessary or desirable from time to time for its employees to attend seminars, conferences, continuing education classes and/or seminars on redevelopment-related topics; and

WHEREAS, the Agency wishes to authorize Jason Friedkin, Robert Napiorski and Elizabeth Vasquez to attend the National's Brownfields Training Conference occurring on August 8, 2023 through August 11, 2023 at Huntington Place in Detroit, Michigan (the "Conference");

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

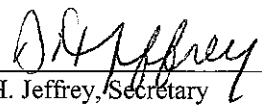
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Jason Friedkin, Robert Napiorski and Elizabeth Vasquez are hereby authorized to attend the Conference.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to review, approve and process requests for reimbursement of eligible costs, including transportation, overnight accommodations and meals, incurred by Jason Friedkin, Robert Napiorski and Elizabeth Vasquez to attend the Conference, all in accordance with the travel policy set forth in the Agency's employee manual.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of July 24, 2023.

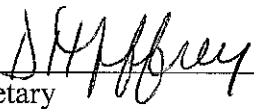

Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
JULY 24, 2023**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of July 24, 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 July 24, 2023 approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Special Meeting dated July 24, 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	✓			

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	7/18/2023	6/19/2023	58	Scaffold Services at 84 Sip Avenue	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC: 1 invoice(s) listed.	\$1,200.00	\$0.00		\$1,200.00
AFLAC								
AFLAC	7/18/2023	7/11/2023	August 2023	Employee Deductions per Payroll	\$522.12	\$0.00		\$522.12
				Totals for AFLAC: 1 invoice(s) listed.	\$522.12	\$0.00		\$522.12
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	5/31/2023	6540	Oversight & Mgmt Services for EPA Mill Cre	\$255.00	\$0.00		\$255.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	5/31/2023	6538	Oversight & Mgmt Services for EPA RLF- Ap	\$322.50	\$0.00		\$322.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	5/31/2023	6536	Support Services for Grand Jersey- Apr 17-Ma	\$3,387.50	\$0.00		\$3,387.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	5/31/2023	6539	Morris Canal - Greenway EPA Multipurpose C	\$3,022.50	\$0.00		\$3,022.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	5/31/2023	6537	Oversight & Mgmt Services for EPA Hazardo	\$287.50	\$0.00		\$287.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	5/31/2023	6478	Misc Non-Grant Support Services-Mar 20-Ma	\$497.50	\$0.00		\$497.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	5/31/2023	6541	Oversight & Mgmt Services for EPA Petro. A	\$362.50	\$0.00		\$362.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	5/31/2023	6577	Oversight & Mgmt Services for EPA Revolvi	\$290.00	\$0.00		\$290.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	6/30/2023	6576	Support Services for Grand Jersey	\$1,250.00	\$0.00		\$1,250.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	6/30/2023	6578	Oversight & Mgmt Services for EPA Hazardo	\$337.50	\$0.00		\$337.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	6/30/2023	6579	Morris Canal - Greenway EPA Multipurpose C	\$558.75	\$0.00		\$558.75
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	6/30/2023	6580	Oversight & Mgmt Services for EPA Mill Cre	\$430.00	\$0.00		\$430.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	6/30/2023	6581	Misc Non-Grant Support Services-May15-JU	\$530.00	\$0.00		\$530.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	6/30/2023	6582	Oversight & Mgmt Services for EPA Petro. A	\$345.00	\$0.00		\$345.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	7/18/2023	12/9/2022	6200	Support Services for Grand Jersey	\$2,985.00	\$0.00		\$2,985.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: 15 invoice(s) listed.	\$14,861.25	\$0.00		\$14,861.25
CANOPY								
CANOPY	7/18/2023	7/6/2023	33621	Centre Pompidou - Hotel Reservations for Ju	\$956.00	\$0.00		\$956.00
				Totals for CANOPY: 1 invoice(s) listed.	\$956.00	\$0.00		\$956.00
CASH								
CASH	7/18/2023	7/11/2023	July 2023	Petty Cash Relenishment	\$349.11	\$0.00		\$349.11
				Totals for CASH: 1 invoice(s) listed.	\$349.11	\$0.00		\$349.11
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	7/18/2023	6/7/2023	June 2023	Expense Reimbursement - Staff Lunch	\$51.00	\$0.00		\$51.00

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
CHRISTOPHER FIORE	7/18/2023	6/27/2023	INV208224430	Expense Reimbursement - Zoom	\$93.44	\$0.00		\$93.44
CHRISTOPHER FIORE	7/18/2023	6/28/2023	June 2023	Expense Reimbursement - Gov. Conf. Regist	\$258.13	\$0.00		\$258.13
				Totals for CHRISTOPHER FIORE: 3 invoice(s) listed.	\$402.37	\$0.00		\$402.37
CLERK OF THE SUPERIOR COURT								
CLERK OF THE SUPERIOR COURT	7/18/2023	5/12/2023	HUD-L-4592-18	JCRA vs Team Rhodi	\$1,598,000.00	\$0.00		\$1,598,000.00
				Totals for CLERK OF THE SUPERIOR COURT: 1 invoice(s) listed.	\$1,598,000.00	\$0.00		\$1,598,000.00
COMCAST								
COMCAST	7/18/2023	6/16/2023	8499 05 354 4361702	Internet Service at 39 Kearney Ave.	\$515.00	\$0.00		\$515.00
COMCAST	7/18/2023	6/17/2023	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$198.89	\$0.00		\$198.89
				Totals for COMCAST: 2 invoice(s) listed.	\$713.89	\$0.00		\$713.89
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	7/18/2023	6/11/2023	Jul-23	Monthly Maintenance Fee July (Account #10	\$169.93	\$0.00		\$169.93
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$169.93	\$0.00		\$169.93
DELTA STORAGE								
DELTA STORAGE	7/18/2023	7/6/2023	August 2023	Storage Unit - Size: 10x30, Unit #: 1001-	\$980.00	\$0.00		\$980.00
DELTA STORAGE	7/18/2023	7/6/2023	August 2023	Storage Unit - Size: 10x30, Unit #: 1172	\$938.00	\$0.00		\$938.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$1,918.00	\$0.00		\$1,918.00
DIANA JEFFREY								
DIANA JEFFREY	7/18/2023	7/1/2023	June - July 2023	Expense Reimbursement- Phone int. Calls	\$81.59	\$0.00		\$81.59
DIANA JEFFREY	7/18/2023	6/22/2023	June-July 2023	Expense Reimbursement - Staff Lunch	\$136.10	\$0.00		\$136.10
DIANA JEFFREY	7/18/2023	6/24/2023	June/July 2023	Employee Reimbursement- Int. Call	\$30.41	\$0.00		\$30.41
				Totals for DIANA JEFFREY: 3 invoice(s) listed.	\$248.10	\$0.00		\$248.10
Donohue, Gironda, Doria & Tomkins, LLC.								
Donohue, Gironda, Doria & Tomkins, L	7/18/2023	7/2/2023	7/2/2023	Annual Independent Audit yr ending Decembe	\$37,500.00	\$0.00		\$37,500.00
				Totals for Donohue, Gironda, Doria & Tomkins, LLC.: 1 invoice(s) listed.	\$37,500.00	\$0.00		\$37,500.00

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Dot Dash	7/18/2023	6/13/2023	6/13/2023	Design Development/ Reimburs Expense-The Totals for Dot Dash: 1 invoice(s) listed.	\$10,884.57 \$10,884.57	\$0.00 \$0.00		\$10,884.57 \$10,884.57
DRIVE NEW JERSEY INSURANCE COM								
DRIVE NEW JERSEY INSURANCE C	7/18/2023	7/14/2023	4259621	Renewal Auto Insurance Policy-Company Car Totals for DRIVE NEW JERSEY INSURANCE COM: 1 invoice(s) listed.	\$4,966.00 \$4,966.00	\$0.00 \$0.00		\$4,966.00 \$4,966.00
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	7/18/2023	6/30/2023	14331	Completing Pre- Constru. Phase - Services for Totals for Economic Project Solutions, Inc.: 1 invoice(s) listed.	\$16,860.00 \$16,860.00	\$0.00 \$0.00		\$16,860.00 \$16,860.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	7/18/2023	6/26/2023	8-173-55003	Overnight Deliveries - Various Totals for FEDERAL EXPRESS: 1 invoice(s) listed.	\$277.43 \$277.43	\$0.00 \$0.00		\$277.43 \$277.43
GEI CONSULTANTS, INC.								
GEI CONSULTANTS, INC.	7/18/2023	6/22/2023	3133333	Environ/LSRP Svcs-Summit Metals & Jersey Totals for GEI CONSULTANTS, INC.: 1 invoice(s) listed.	\$1,750.00 \$1,750.00	\$0.00 \$0.00		\$1,750.00 \$1,750.00
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	7/18/2023	6/2/2023	66570	Legal Services -APRA	\$35.00	\$0.00		\$35.00
GLUCK WALRATH LLP	7/18/2023	6/1/2023	66439	Professional SVCS-Rendered In Conn.W.PSE	\$330.00	\$0.00		\$330.00
GLUCK WALRATH LLP	7/18/2023	6/2/2023	66572	Legal Services -9 Myrtle-New Life Constructi	\$1,815.00	\$0.00		\$1,815.00
GLUCK WALRATH LLP	7/18/2023	6/2/2023	66573	Legal Services -337 Communipaw Avenue - N	\$165.00	\$0.00		\$165.00
				Totals for GLUCK WALRATH LLP: 4 invoice(s) listed.	\$2,345.00	\$0.00		\$2,345.00
HALLMARK APPRAISAL COMPANY, IN								
HALLMARK APPRAISAL COMPANY	7/18/2023	6/9/2023	Jun-2023	Legal Services-JCRA vs. Magolia Terrace Co Totals for HALLMARK APPRAISAL COMPANY, IN: 1 invoice(s) listed.	\$900.00 \$900.00	\$0.00 \$0.00		\$900.00 \$900.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	7/18/2023	6/13/2023	331126	Recording Fee - 2nd Amendment to RDA- Em	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	7/18/2023	6/13/2023	331122	Recording Fee - Certif. of Completion- Emers	\$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
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	7/18/2023	4/12/2023	66245	Loew's Theatre Services	\$283.50	\$0.00		\$283.50
IN-LINE AIR CONDITIONING CO.,	7/18/2023	4/12/2023	66244	Pathside Services	\$163.20	\$0.00		\$163.20
				Totals for IN-LINE AIR CONDITIONING CO.,:	\$446.70	\$0.00		\$446.70
2 invoice(s) listed.								
Jason Friedkin								
Jason Friedkin	7/18/2023	7/14/2023	July 2023	Employee Reimbursement- BRS 2023 Conf	\$230.00	\$0.00		\$230.00
				Totals for Jason Friedkin:	\$230.00	\$0.00		\$230.00
1 invoice(s) listed.								
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	7/18/2023	6/9/2023	30301465797357	Water & Sewer - 51 Crescent Ave-3030146579	\$710.35	\$0.00		\$710.35
JC MUNICIPAL UTILITIES AUTHORITY	7/18/2023	6/6/2023	30304979369009	Water & Sewer - 292 MLK Drive (FL)	\$136.83	\$0.00		\$136.83
JC MUNICIPAL UTILITIES AUTHORITY	7/18/2023	6/6/2023	30307758540000	Water & Sewer - 292 MLK Drive	\$58.71	\$0.00		\$58.71
JC MUNICIPAL UTILITIES AUTHORITY	7/18/2023	6/14/2023	30302282340000	Water & Sewer - 407 Ocean Ave-3030228234	\$42.64	\$0.00		\$42.64
JC MUNICIPAL UTILITIES AUTHORITY	7/18/2023	6/6/2023	30308307348913	Water & Sewer - 25 Journal SQ-30308307348	\$15.89	\$0.00		\$15.89
JC MUNICIPAL UTILITIES AUTHORITY	7/18/2023	6/14/2023	30303282340000	Water & Sewer - 405 Ocean Ave-3030328234	\$42.64	\$0.00		\$42.64
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$1,007.06	\$0.00		\$1,007.06
6 invoice(s) listed.								
JGL Food Service Consultants LLC								
JGL Food Service Consultants LLC	7/18/2023	6/21/2023	CPI2	Food Services Consulting- Centre Pompidou	\$12,000.00	\$0.00		\$12,000.00
				Totals for JGL Food Service Consultants LLC:	\$12,000.00	\$0.00		\$12,000.00
1 invoice(s) listed.								
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	7/18/2023	6/30/2023	07999	June 2023-Inspections Report	\$5,400.09	\$0.00		\$5,400.09
Kassim Handyman Service, LLC	7/18/2023	4/5/2023	07979	Replace 2nd FL Toilet-Firehouse-582 Commu	\$310.00	\$0.00		\$310.00
Kassim Handyman Service, LLC	7/18/2023	6/28/2023	08007	Repair Ceiling Walls from Roof Leak	\$350.00	\$0.00		\$350.00
Kassim Handyman Service, LLC	7/18/2023	7/7/2023	08012	Replace Cabinet Microwave/Replace Bathroom L	\$750.00	\$0.00		\$750.00
Kassim Handyman Service, LLC	7/18/2023	7/7/2023	08006	Replace Countertop Microwave /Replace GFC	\$700.00	\$0.00		\$700.00
				Totals for Kassim Handyman Service, LLC:	\$7,510.09	\$0.00		\$7,510.09
5 invoice(s) listed.								
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31620	Legal Services - JCRA vs Rodriguez, et al	\$35.00	\$0.00		\$35.00
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31615	Legal Services - Employment Issues	\$105.00	\$0.00		\$105.00

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31616	Legal Services - JCRA v Crazy Greek	\$3,643.93	\$0.00		\$3,643.93
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31617	Legal Services - JCRA v Urban League of Huic	\$140.00	\$0.00		\$140.00
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31618	Legal Services - Insurance Issues	\$1,977.50	\$0.00		\$1,977.50
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31619	Legal Services - B.L.E.S.C. Housing Group	\$507.50	\$0.00		\$507.50
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31622	Legal Services - JCRA v Sweet for Miles Bake	\$4,007.50	\$0.00		\$4,007.50
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31621	Legal Services - JCRA v Uneek Inspiration, I	\$647.50	\$0.00		\$647.50
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31623	Legal Services - Subpoena in Charles Boyd Ca	\$927.50	\$0.00		\$927.50
KINNEY LISOVICZ REILLY & WOLF	7/18/2023	6/12/2023	31613	Legal Services - Employment Issues	\$105.00	\$0.00		\$105.00
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC; 10 invoice(s) listed.	\$12,096.43	\$0.00		\$12,096.43
LANGAN ENGINEERING & ENVIRONME								
LANGAN ENGINEERING & ENVIRO	7/18/2023	6/13/2023	LAN 0371498	Professional Services - Boundary Survey Paths	\$9,840.00	\$0.00		\$9,840.00
				Totals for LANGAN ENGINEERING & ENVIRONME; 1 invoice(s) listed.	\$9,840.00	\$0.00		\$9,840.00
Layne Consultants International, Inc.								
Layne Consultants International, Inc.	7/18/2023	6/6/2023	3744	Security Consulting & Design Svcs- CP&JC-1	\$14,200.00	\$0.00		\$14,200.00
				Totals for Layne Consultants International, Inc.; 1 invoice(s) listed.	\$14,200.00	\$0.00		\$14,200.00
Mark J. Nelson								
Mark J. Nelson	7/18/2023	6/9/2023	Jun-2023	Legal Services- JCRA vs. Magolia Terrace Co	\$2,762.50	\$0.00		\$2,762.50
				Totals for Mark J. Nelson; 1 invoice(s) listed.	\$2,762.50	\$0.00		\$2,762.50
MATRIX NEW WORLD ENGINEERING PC								
MATRIX NEW WORLD ENGINEERI	7/18/2023	6/28/2023	44100	Design Development - Pathside- May 2023	\$2,870.00	\$0.00		\$2,870.00
				Totals for MATRIX NEW WORLD ENGINEERING PC; 1 invoice(s) listed.	\$2,870.00	\$0.00		\$2,870.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	208981	Legal Services - Argent Venture/Johnston Vie	\$6,020.00	\$0.00		\$6,020.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	208977	Legal Services - Loew's Theater-SVCS Throug	\$10,104.75	\$0.00		\$10,104.75
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	208982	Revised Legal Services - 25 Pathside	\$14,587.06	\$0.00		\$14,587.06
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	208984	Legal Services - Jersey Avenue Statco Buildin	\$1,225.00	\$0.00		\$1,225.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	208997	Legal Services - 387 8th Street	\$4,200.00	\$0.00		\$4,200.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	209007	Legal Services - 8 Erie St Litigation	\$1,620.00	\$0.00		\$1,620.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	209019	Legal Services - 408-420 Communipaw	\$3,780.00	\$0.00		\$3,780.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	209034	Legal Services - 808 Pavonia - KRE/Silverstei	\$2,310.00	\$0.00		\$2,310.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	209041	Legal Services - 284 MLK Drive	\$1,995.00	\$0.00		\$1,995.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	209042	Legal Services - Hudson Exchange Phase 2	\$16,485.00	\$0.00		\$16,485.00

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MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	209044	Legal Services -335 Washington Street	\$2,695.00	\$0.00		\$2,695.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	209351	Legal Services -Liberty Harbor North Partners	\$11,620.78	\$0.00		\$11,620.78
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	209027	Legal Services - 174 Newark Ave.	\$1,980.00	\$0.00		\$1,980.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	5/11/2023	207553	Legal Services - Hudson Exchange Phase 2	\$9,975.00	\$0.00		\$9,975.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	1/21/2023	187802	Legal Services - LHM,-Tranz	\$3,445.00	\$0.00		\$3,445.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	4/11/2022	189696	Legal Services - LHM,-Tranz	\$8,085.00	\$0.00		\$8,085.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	7/26/2022	193972	Legal Services - LHM,-Tranz	\$31,544.95	\$0.00		\$31,544.95
MCMANIMON, SCOTLAND & BAU	7/18/2023	8/24/2022	195512	Legal Services - LHM,-Tranz	\$2,632.50	\$0.00		\$2,632.50
MCMANIMON, SCOTLAND & BAU	7/18/2023	9/19/2022	197008	Legal Services - LHM,-Tranz	\$5,725.00	\$0.00		\$5,725.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	2/21/2023	203491	Legal Services - LHM,-Tranz	\$6,037.50	\$0.00		\$6,037.50
MCMANIMON, SCOTLAND & BAU	7/18/2023	3/7/2023	204947	Legal Services - LHM,-Tranz	\$6,274.80	\$0.00		\$6,274.80
MCMANIMON, SCOTLAND & BAU	7/18/2023	4/11/2023	206365	Legal Services - 408-420 Communipaw	\$28,700.00	\$0.00		\$28,700.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	10/18/2022	198266	Legal Services - Jersey Avenue Statco Buildin	\$4,015.59	\$0.00		\$4,015.59
MCMANIMON, SCOTLAND & BAU	7/18/2023	5/11/2023	207488	Legal Services - Jersey Avenue Statco Buildin	\$4,305.00	\$0.00		\$4,305.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	10/18/2022	198235	Legal Services - 500 Summit	\$1,560.00	\$0.00		\$1,560.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	9/19/2022	197021	Legal Services - 500 Summit	\$3,347.50	\$0.00		\$3,347.50
MCMANIMON, SCOTLAND & BAU	7/18/2023	5/11/2023	207490	Legal Services - Power Plant Project- Power H	\$2,400.00	\$0.00		\$2,400.00
MCMANIMON, SCOTLAND & BAU	7/18/2023	12/21/2022	187069	Legal Services - LHM,-Tranz	\$32,744.81	\$0.00		\$32,744.81
MCMANIMON, SCOTLAND & BAU	7/18/2023	11/15/2022	199720	Legal Services - LHM,-Tranz	\$2,600.00	\$0.00		\$2,600.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$232,015.24	\$0.00		\$232,015.24
				29 invoice(s) listed.				
METLIFE	7/18/2023	7/1/2023	August 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	7/18/2023	7/1/2023	August 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	7/18/2023	6/30/2023	9017974848	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	7/18/2023	6/30/2023	9017986859	40' Standard Tri Cam Storage Container- Loev	\$309.28	\$0.00		\$309.28
Mobile Mini Solutions	7/18/2023	6/30/2023	9017974849	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	7/18/2023	6/30/2023	9017974850	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	7/18/2023	6/30/2023	9017986860	40' Standard Tri Cam Storage Container- Loev	\$309.28	\$0.00		\$309.28
Mobile Mini Solutions	7/18/2023	6/30/2023	9017998990	40' Standard Tri Cam Storage Container- Loev	\$309.28	\$0.00		\$309.28
				Totals for Mobile Mini Solutions:	\$1,825.68	\$0.00		\$1,825.68
				6 invoice(s) listed.				
NEW JERSEY REALTY ADVISORY GRO	7/1/2023	6/22/2023	2276	Appraisal Services - Non Residential -337 Co	\$2,500.00	\$0.00		\$2,500.00
NEW JERSEY REALTY ADVISORY G				Totals for NEW JERSEY REALTY ADVISORY GRO:	\$2,500.00	\$0.00		\$2,500.00
				1 invoice(s) listed.				

Jersey City Redvelopment Agency
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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Paul Fernicola & Associates, LLC								
Paul Fernicola & Associates, LLC	7/18/2023	7/5/2023	4164	Legal Services- 323 Johnston Ave. Block 190	\$357.50	\$0.00		\$357.50
				Totals for Paul Fernicola & Associates, LLC:	\$357.50	\$0.00		\$357.50
				1 invoice(s) listed.				
Peter Waldor & Associates								
Peter Waldor & Associates	7/18/2023	6/19/2023	50147	Gemeral Liability Ins. -- Ext to 10/8/23	\$315.00	\$0.00		\$315.00
Peter Waldor & Associates	7/18/2023	6/8/2023	50007	Commercial Renl Package-84 Sip Ave	\$29,074.60	\$0.00		\$29,074.60
Peter Waldor & Associates	7/18/2023	7/7/2023	50681	Gemeral Liability Ins. -- 51 Crescent	\$2,803.00	\$0.00		\$2,803.00
Peter Waldor & Associates	7/18/2023	7/6/2023	50651	Package Renewal-Annual Premium (Ocean Av	\$19,119.55	\$0.00		\$19,119.55
				Totals for Peter Waldor & Associates:	\$51,312.15	\$0.00		\$51,312.15
				4 invoice(s) listed.				
PITNEY BOWES CREDIT CORPORATIO								
PITNEY BOWES CREDIT CORPORAT	7/18/2023	6/20/2023	3317609171	Postage Machine - Lease- Apr 20- Jul 19, 202	\$239.97	\$0.00		\$239.97
				Totals for PITNEY BOWES CREDIT CORPORATIO:	\$239.97	\$0.00		\$239.97
				1 invoice(s) listed.				
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	70-455-651-00	Gas & Electric - 405 Ocean Ave - HSE	\$20.49	\$0.00		\$20.49
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	70-451-417-18	Gas & Electric - 407 Ocean Ave	\$15.43	\$0.00		\$15.43
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	42-497-031-18	Gas & Electric - 25 Journal Square	\$1,386.49	\$0.00		\$1,386.49
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$114.36	\$0.00		\$114.36
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$277.42	\$0.00		\$277.42
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$90.51	\$0.00		\$90.51
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$117.41	\$0.00		\$117.41
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$102.93	\$0.00		\$102.93
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$58.14	\$0.00		\$58.14
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$50.50	\$0.00		\$50.50
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$57.71	\$0.00		\$57.71
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$25.22	\$0.00		\$25.22
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$37.67	\$0.00		\$37.67
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$20.78	\$0.00		\$20.78
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$26.82	\$0.00		\$26.82
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$29.03	\$0.00		\$29.03
PUBLIC SERVICE ELECTRIC & GAS	7/18/2023	6/22/2023	72-357-633-02	Gas & Electric - 292-MLK Dr - HSE	\$103.29	\$0.00		\$103.29
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$2,534.20	\$0.00		\$2,534.20
				17 invoice(s) listed.				
READY REFRESH								
READY REFRESH	7/18/2023	6/20/2023	June 2023	Water Dispenser - June 2023	\$131.99	\$0.00		\$131.99

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
ROBERT NAPIORSKI ROBERT NAPIORSKI	7/18/2023	7/13/2023	July 2023	Totals for READY REFRESH: 1 invoice(s) listed.	\$131.99	\$0.00		\$131.99
				Employee Reimbursement- BRS 2023 Conf	\$230.00	\$0.00		\$230.00
				Totals for ROBERT NAPIORSKI: 1 invoice(s) listed.	\$230.00	\$0.00		\$230.00
SAMUEL OMAR CAMPBELL SAMUEL OMAR CAMPBELL	7/18/2023	6/28/2023	00132	Fence Repair- Various Locations	\$3,700.00	\$0.00		\$3,700.00
				Totals for SAMUEL OMAR CAMPBELL: 1 invoice(s) listed.	\$3,700.00	\$0.00		\$3,700.00
Schenck Price Smith & King, LLP Schenck Price Smith & King, LLP	7/18/2023	5/31/2023	11196701	Legal Services - 142 Halladay Street- April 20	\$845.25	\$0.00		\$845.25
				Totals for Schenck Price Smith & King, LLP: 1 invoice(s) listed.	\$845.25	\$0.00		\$845.25
Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC. Silagy Contracting, LLC.	7/18/2023	6/27/2023	13408-1	Lawn Maintenance & Trash Removal- 185 Dw	\$184.44	\$0.00		\$184.44
	7/18/2023	6/27/2023	13408-2	Lawn Maintenance & Trash Removal- 285 MI	\$347.20	\$0.00		\$347.20
	7/18/2023	6/27/2023	13408-3	Lawn Maintenance & Trash Removal - 174-1	\$705.24	\$0.00		\$705.24
	7/18/2023	6/27/2023	13408-4	Lawn Maintenance & Trash Removal - 292 M	\$390.60	\$0.00		\$390.60
	7/18/2023	6/27/2023	13408-6	Lawn Maintenance & Trash Removal-408-42	\$575.04	\$0.00		\$575.04
	7/18/2023	6/27/2023	13408-8	Lawn Maintenance & Trash Removal- 665 Oc	\$260.40	\$0.00		\$260.40
	7/18/2023	6/27/2023	13408-9	Lawn Maintenance & Trash Removal - Manil	\$375.74	\$0.00		\$375.74
	7/18/2023	6/27/2023	13408-10	Lawn Maintenance & Trash Removal - 550 J	\$824.26	\$0.00		\$824.26
	7/18/2023	6/27/2023	13408-11	Lawn Maintenance & Trash Removal - 84 Sip	\$217.00	\$0.00		\$217.00
	7/18/2023	6/27/2023	13408-14	Lawn Maintenance & Trash Removal - 558 C	\$303.80	\$0.00		\$303.80
	7/18/2023	6/27/2023	13408-15	Lawn Maintenance & Trash Removal - 612-6	\$531.64	\$0.00		\$531.64
	7/18/2023	6/27/2023	13408-16	Lawn Maintenance & Trash Removal - 51 Cr	\$195.30	\$0.00		\$195.30
	7/18/2023	6/27/2023	13408-17	Lawn Maintenance & Trash Removal - 125 M	\$900.00	\$0.00		\$900.00
	7/18/2023	6/27/2023	13408-18	Lawn Maintenance & Trash Removal - 199 S	\$802.88	\$0.00		\$802.88
	7/18/2023	6/30/2023	13423	General Clean-up-June 2023	\$1,600.00	\$0.00		\$1,600.00
	7/18/2023	6/30/2023	13422	Landscaping/Trash Removal/Propane & Disp	\$4,600.00	\$0.00		\$4,600.00
	7/18/2023	6/27/2023	13408-5	Lawn Maintenance & Trash Removal - 314 M	\$347.20	\$0.00		\$347.20
	7/18/2023	6/27/2023	13408-7	Lawn Maintenance & Trash Removal- 405-4	\$184.44	\$0.00		\$184.44
	7/18/2023	6/27/2023	13408-12	Lawn Maintenance & Trash Removal - 80 Ba	\$390.60	\$0.00		\$390.60
	7/18/2023	6/27/2023	13408-13	Lawn Maintenance & Trash Removal - 1054 C	\$217.00	\$0.00		\$217.00
Totals for Silagy Contracting, LLC.: 20 invoice(s) listed.					\$13,952.78	\$0.00		\$13,952.78

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
SWA/Balsley Landscape Architects								
SWA/Balsley Landscape Architects	7/18/2023	6/22/2023	1428	Design Concept/Alternatives- Courthouse Par	\$53,005.94	\$0.00		\$53,005.94
SWA/Balsley Landscape Architects	7/18/2023	7/10/2023	1385REV	Design Concept/Alternatives- Courthouse Par	\$79,186.25	\$0.00		\$79,186.25
				Totals for SWA/Balsley Landscape Architects: 2 invoice(s) listed.	\$132,192.19	\$0.00		\$132,192.19
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	7/18/2023	6/15/2023	5025537879	Payment for Copier Lease 6/21-7/20/2023	\$919.02	\$0.00		\$919.02
				Totals for TOSHIBA FINANCIAL SERVICES: 1 invoice(s) listed.	\$919.02	\$0.00		\$919.02
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	7/18/2023	7/1/2023	June 2023	Case/Property Mgmt. Services at 665 Ocean A	\$4,791.00	\$0.00		\$4,791.00
				Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.	\$4,791.00	\$0.00		\$4,791.00
US POSTAL SERVICE								
US POSTAL SERVICE	7/18/2023	7/7/2023	July 2023	Postage Refill for Pitney Bowes Meter	\$600.00	\$0.00		\$600.00
				Totals for US POSTAL SERVICE: 1 invoice(s) listed.	\$600.00	\$0.00		\$600.00
VDA								
VDA	7/18/2023	6/21/2023	00149049	Programming /Concept Design - Svcs ending 6	\$5,750.00	\$0.00		\$5,750.00
				Totals for VDA: 1 invoice(s) listed.	\$5,750.00	\$0.00		\$5,750.00
VERIZON								
VERIZON	7/18/2023	6/23/2023	Agency Cell Phone Bi	Agency Cell Phone Bill -May & June	\$375.00	\$0.00		\$375.00
				Totals for VERIZON: 1 invoice(s) listed.	\$375.00	\$0.00		\$375.00
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	7/18/2023	6/15/2023	239122917	Office Supplies	\$49.20	\$0.00		\$49.20
W. B. MASON CO., INC.	7/18/2023	5/30/2023	238736755	Office Supplies	\$329.62	\$0.00		\$329.62
				Totals for W. B. MASON CO., INC.: 2 invoice(s) listed.	\$378.82	\$0.00		\$378.82
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	7/18/2023	7/5/2023	23-00085-03267	CFO Accounting Additional Services Rende	\$950.00	\$0.00		\$950.00
Wielkotz & Company, LLC.	7/18/2023	7/5/2023	23-00085-03263	CFO Accounting Services Rendered July 20	\$7,500.00	\$0.00		\$7,500.00

Jersey City Redvelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
WILLIAM J. GUARINI, INC. WILLIAM J. GUARINI, INC.	7/18/2023	7/1/2023	WO-4505	Trace Water Lines: Fixtures on 1st-3rd FLS- S	\$390.00	\$0.00		\$390.00
				Totals for WILLIAM J. GUARINI, INC.: 1 invoice(s) listed.	\$390.00	\$0.00		\$390.00
Yvette Sanchez Yvette Sanchez	7/18/2023	7/14/2023	July 2023	Employee Reimburs-Registration for Governo	\$258.13	\$0.00		\$258.13
				Totals for Yvette Sanchez: 1 invoice(s) listed.	\$258.13	\$0.00		\$258.13
GRAND TOTALS:					\$2,221,751.67	\$0.00		\$2,221,751.67

Jersey City Red Development 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: This month (7/1/2023 to 7/31/2023)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redolopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CLERK OF THE SUPERIOR COURT								
CLERK OF THE SUPERIOR COURT	7/18/2023	5/12/2023	HUD-L-4592-18	JCRA vs Team Rhodi	\$1,598,000.00	\$0.00		\$1,598,000.00
				Totals for CLERK OF THE SUPERIOR COURT: 1 invoice(s) listed.	\$1,598,000.00	\$0.00		\$1,598,000.00
				GRAND TOTALS:	\$1,598,000.00	\$0.00		\$1,598,000.00

Jersey City Redvelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of: 5/12/2023
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include all due dates
Include all Post Statuses
Include all Invoices
Include these Vendors: CLERK OF THE SUPERIOR COURT
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	7/18/2023	6/27/2023	0331885	Site Engineering- Bayfront Redevelopment	\$2,552.00	\$0.00		\$2,552.00
				Totals for CME ASSOCIATES:	\$2,552.00	\$0.00		\$2,552.00
JOSEPH M. SANZARI, INC.								
JOSEPH M. SANZARI, INC.	7/18/2023	6/6/2023	Payment #18	Construction - Bayfront Redevelopment- Pha	\$14,001.29	\$0.00		\$14,001.29
				Totals for JOSEPH M. SANZARI, INC.:	\$14,001.29	\$0.00		\$14,001.29
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	7/18/2023	6/6/2023	208987	Legal Services - Bayfront General	\$4,800.00	\$0.00		\$4,800.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$4,800.00	\$0.00		\$4,800.00
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	7/18/2023	6/13/2023	77960.03.0-7	Implementation Services May 2023 - Bayfront	\$7,846.50	\$0.00		\$7,846.50
				Totals for Perkins Eastman Architects DPC:	\$7,846.50	\$0.00		\$7,846.50
GRAND TOTALS:					\$29,199.79	\$0.00		\$29,199.79

Jersey City Redevelopment Agency Cash Requirements Report INVESTORS BANK

Report name: Invoice Due Today-INVESTORS
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: This month (7/1/2023 to 7/31/2023)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes