

**RESOLUTION OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF THE SPECIAL PUBLIC MEETING OF  
JULY 24, 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 Meeting dated August 15, 2023

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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 SESSION  
OF THE SPEICAL PUBLIC MEETING OF JULY 24, 2023**

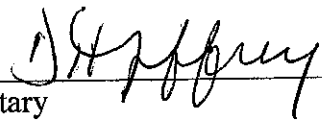
**WHEREAS**, the Board of Commissioners approved going into closed session at their meetings of July 24, 2023; and

**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

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated August 15, 2023

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
FIRST AMENDMENT TO CONTRACT NO. 23-03-JF1 WITH  
KASSIM HANDYMAN SERVICES, LLC FOR INSPECTION  
SERVICES AT ALL AGENCY OWNED PROPERTIES**

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

**WHEREAS**, the Agency owns certain properties throughout the City (the “**Properties**”); and

**WHEREAS**, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), the Agency requires inspection services and corresponding reports regarding the status and condition of the Properties, including pictures and time stamps, twice per week (the “**Services**”); and

**WHEREAS**, Kassim Handyman Services, LLC (“**Kassim**”) submitted a quote to the Agency dated February 15, 2023 (the “**Quote**”) to provide the Services, payable at a rate of Four Thousand Eight Hundred Dollars (\$4,800.00) per month for six (6) months, for a total amount not to exceed Twenty Eight Thousand Eight Hundred Dollars (\$28,800.00); and

**WHEREAS**, by Resolution No. 23-SP03-4 adopted on March 21, 2023, the Board of Commissioners of the Agency authorized Contract No. 23-03-JF1 (the “**Contract**”) with Kassim to provide the Services, payable at a rate of Four Thousand Eight Hundred Dollars (\$4,800.00) per month for six (6) months, for a total amount not to exceed Twenty Eight Thousand Eight Hundred Dollars (\$28,800.00), payable in accordance with the rates set forth in the Quote; and

**WHEREAS**, the Agency desires to amend the Contract to: (i) extend the term of the Contract by one (1) month to October 31, 2023, which additional time shall be payable in accordance with the rates set forth in the Quote; and (ii) increase the Contract amount by Nine Thousand Six Hundred Dollars (\$9,600.00), for a total revised Contract amount not to exceed Thirty-Eight Thousand Four Hundred Dollars (\$38,400.00); and

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

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

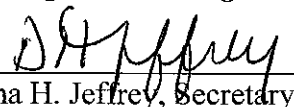
**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Board of Commissioners hereby authorizes an amendment to the Contract with Kassim to (i) extend the term of the Contract by one (1) month to October 31, 2023, which additional time shall be payable in accordance with the rates set forth in the Quote; and (ii) increase the Contract amount by Nine Thousand Six Hundred Dollars (\$9,600.00), for a total revised Contract amount not to exceed Thirty-Eight Thousand Four Hundred Dollars (\$38,400.00). Except as expressly authorized herein, all other terms and conditions of the original Contract shall remain unchanged and in full force and effect.

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

**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 15, 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 A  
FIRST AMENDMENT TO CONTRACT NO. 22-12-JJ2 WITH  
KASSIM HANDYMAN SERVICES, LLC FOR MAINTENANCE  
WORK AT ALL AGENCY-OWNED PROPERTIES**

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain properties within the City of Jersey City (the “**City**”); and

**WHEREAS**, in order to maintain its properties, from time to time the Agency requires maintenance services for such properties (the “**Services**”); and

**WHEREAS**, Kassim Handyman Services, LLC (“**Kassim**”) submitted a quote to the Agency dated December 6, 2022 (the “**Quote**”) to provide the Services at the Agency property identified as Block 23202, Lot 79, commonly known as 292 Martin Luther King Drive (the “**Property**”) for a total amount not to exceed Fifteen Thousand Dollars (\$15,000.00); and

**WHEREAS**, by Resolution No. 22-12-10 adopted on December 20, 2022, the Board of Commissioners of the Agency authorized Contract No. 22-12-JJ2 (the “**Contract**”) with Kassim to provide the Services for a total amount not to exceed Fifteen Thousand Dollars (\$15,000.00), payable in accordance with the rates set forth in the Quote; and

**WHEREAS**, the Agency desires to amend the Contract to: (i) amend the scope of the Contract to include all Agency-owned properties, payable in accordance with the rates set forth in the Quote; and (ii) increase the Contract amount by Ten Thousand Dollars (\$10,000.00), for a total revised Contract amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and

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

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

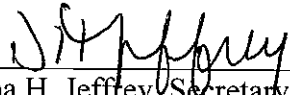
**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Board of Commissioners hereby authorizes an amendment to the Contract with Kassim to (i) amend the scope of the Contract to include all Agency-owned properties, payable in accordance with the rates set forth in the Quote; and (ii) increase the Contract amount by Ten Thousand Dollars (\$10,000.00), for a total revised Contract amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00). Except as expressly authorized herein, all other terms and conditions of the original Contract shall remain unchanged and in full force and effect.

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

**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 15, 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 THE EXECUTION OF A SECOND  
AMENDED CONSENT DECREE REGARDING  
REMEDICATION AND REDEVELOPMENT OF STUDY  
AREA 6 SOUTH, WITHIN THE BAYFRONT I  
REDEVELOPMENT AREA**

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

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

**WHEREAS**, on March 12, 2008, by Ordinance 08-025 and pursuant to the Redevelopment Law, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the “**Redevelopment Plan**”) to regulate the redevelopment of the Bayfront I Redevelopment Area (the “**Redevelopment Area**”); and

**WHEREAS**, on October 10, 2018 the City adopted Ordinance 18-133 (the “**City Ordinance**”, authorizing public financing for the acquisition of approximately 70 acres of real property located within the Redevelopment Area, identified more specifically as Block 21901.01, Lots 1, 4, 6, 8 and 9 on the official tax maps of the City (the “**Development Lots**”) and Block 21901, Lot 4 (the “**Trenk Lot**”, and with the Development Lots, the “**Property**”) from Bayfront Redevelopment LLC (“**Bayfront**”); and

**WHEREAS**, in accordance with the City Ordinance, the City and Bayfront executed that certain Real Estate Purchase Agreement (the “**Purchase Agreement**”), pursuant to which title of the Property was transferred to the City; and

**WHEREAS**, on January 15, 2019, the City acquired title to the Property from Bayfront pursuant to the Purchase Agreement; and

**WHEREAS**, on November 10, 2018, the City and the Agency entered into a Cooperation Agreement related to the redevelopment of the Property, which states, “the City shall from time to time, in whole or in part, convey to the Agency its title in the Property”; and

**WHEREAS**, on December 15, 2021, the City adopted Ordinance Nos. 21-074 and 21-080 authorizing the transfer of the Property to the Agency; and

**WHEREAS**, in accordance with Ordinance Nos. 21-074 and 21-080, on January 11, 2022, the Agency became the fee simple owner of the Property; and

**WHEREAS**, the City's acquisition of the Property, and subsequent transfer to the Agency, specifically did not include approximately 1.9 acres designated as a portion of Block 21901.01, Lot 7 on the Tax Map of the City and referred to as the "**Site 163 Conservation Restriction Area**", which property was retained by Bayfront; and

**WHEREAS**, the Site 163 Conservation Restriction Area is subject to that certain First Amended Consent Decree Regarding Remediation and Redevelopment of Study Area 6 South, dated August 14, 2012 ("**1<sup>st</sup> Amended CD**"), pursuant to which chromium impacted soils above 20 mg/kg were to be remediated by an engineered cap and future uses were to be limited to roadways, walkways or other hardscape pursuant to a conservation restriction (the "**Site 163 Conservation Restriction**"); and

**WHEREAS**, the Agency desires to expand the permissible uses of the Site 163 Conservation Restriction Area to include limited commercial or retail uses; and

**WHEREAS**, the other parties to the 1<sup>st</sup> Amended CD, Honeywell International Inc. and the Hackensack Riverkeeper, Inc., are amenable to expanding the permissible uses of the Site 163 Conservation Restriction Area, subject to an agreed upon form of Second Amended Consent Decree Regarding Remediation and Redevelopment of Study Area 6 South ("**2<sup>nd</sup> Amended CD**") and Site 163 Conservation Restriction,

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

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

**Section 2.** Pursuant to the Redevelopment Law and the Redevelopment Plan, the Agency is the "redevelopment entity" for the Property.

**Section 3.** The Agency is hereby authorized for the purpose of implementing the Bayfront I Redevelopment Plan to enter into the 2<sup>nd</sup> Amended CD.

**Section 4.** The Chair, Vice Chair, Executive Director, Secretary and other necessary Agency Officials and professionals are each hereby authorized to execute and deliver the 2<sup>nd</sup> Amended CD and/or any other necessary documents and/or agreements, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same. Said authorization includes receipt of any and all associated documents, and the execution and delivery of any documents by the Agency, required to effectuate the provisions thereof.

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

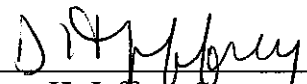


**Section 6.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

**Section 7.** A copy of this Resolution shall be available for public inspection at the offices of the Agency.

**Section 8.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 15, 2023.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<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  
LICENSE AGREEMENT WITH THE JERSEY CITY  
MUNICIPAL UTILITIES AUTHORITY AND  
GUARINI PLUMBING AND HEATING WITH  
RESPECT TO THE BAYFRONT PROJECT WITHIN  
THE BAYFRONT I REDEVELOPMENT AREA**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), the City of Jersey City (the “**City**”) designated certain parcels known as the Bayfront I Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted the Bayfront I Redevelopment Plan (the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain real property identified as a portion of Block 21901.01, Lot 1 on the tax map of the City of Jersey City (the “**Property**”); and

**WHEREAS**, the Jersey City Municipal Utilities Authority (the “**JCMUA**”) owns certain real property identified as Block 21901.01, Lot 2, commonly known as 55 NJ Route 440 on the tax map of the City (the “**JCMUA Property**”); and

**WHEREAS**, the JCMUA and Guarini Plumbing and Heating (“**Guarini**”) are seeking access to a portion of the Property adjacent to the JCMUA Property and amounting to approximately 0.25 acres as identified in the site diagram attached hereto as **Exhibit A** (the “**License Area**”), to use and occupy for purpose of storage of equipment and pipe materials solely related to Guarini’s contract services for the JCMUA Work (collectively, the “**Authorized Activities**”); and

**WHEREAS**, the Agency has agreed to enter into a license agreement with the JCMUA and Guarini (the “**License Agreement**”) to use and occupy the License Area for the purpose of undertaking the Authorized Activities; and

**WHEREAS** in exchange for the access provided by in the License Agreement, Guarini agrees to pay the Agency an amount not to exceed the actual increase to the Agency’s monthly insurance premium as a result of the access provided by this License Agreement,

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

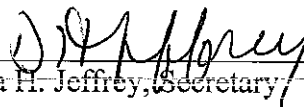
**Section 1.** The above recitations are hereby incorporated herein as if set forth at length.

**Section 2.** The Executive Director is hereby authorized and directed to negotiate and execute a License Agreement with the Guarini as described herein.

**Section 3.** The Chair, Vice Chair, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the License Agreement and any and all other documents necessary to effectuate this Resolution in consultation with counsel.

**Section 4.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the License Agreement and this Resolution.

**Section 5.** This Resolution shall take effect immediately.

  
Diana H. Jeffrey, Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 15, 2023.**

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

**Exhibit A**  
**License Area**



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING A LICENSE AGREEMENT WITH THE  
JERSEY CITY MUNICIPAL UTILITIES AUTHORITY AND  
SPINIELLO COMPANIES WITH RESPECT TO THE  
BAYFRONT PROJECT, WITHIN THE BAYFRONT I  
REDEVELOPMENT AREA**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), the City of Jersey City (the “**City**”) designated certain parcels known as the Bayfront I Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted the Bayfront I Redevelopment Plan (the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, Jersey City Redevelopment Agency (the “**Agency**”) owns certain real property identified as a portion of Block 21901.01, Lot 1 on the tax map of the City of Jersey City (the “**Property**”); and

**WHEREAS**, the Jersey City Municipal Utilities Authority (the “**JCMUA**”) owns certain real property identified as 55 NJ Route 440, Jersey City, New Jersey 07304 and Block 21901.01, Lot 2 on the tax map of the City, Hudson County, New Jersey (the “**JCMUA Property**”); and

**WHEREAS**, Spiniello Companies (“**Spiniello**”) is a contract vendor of the JCMUA and performs construction work on a variety of sewer and water projects for the JCMUA (the “**JCMUA Work**”); and

**WHEREAS**, the JCMUA and Spiniello are seeking access to a portion of the Property adjacent to the JCMUA Property and amounting to approximately five (5) acres as identified in the site diagram attached hereto as **Exhibit A**, and further defined as Area A in yellow (approximately 3 acres) and Area B in red (approximately 2 acres) (individually, “**License Area A**” and “**License Area B**,” and collectively, the “**License Area**”) to use and occupy for purpose of staging, stockpiling, storing, and accessing certain materials, soils and equipment (as specified on **Exhibit B**), and limited operations appurtenant to same, solely related to Spiniello’s contract services for the JCMUA Work (collectively, the “**Authorized Activities**”); and

**WHEREAS**, Agency has agreed to enter into a license agreement with the JCMUA and Spiniello (the “**License Agreement**”) to use and occupy the License Area for the purpose of undertaking the Authorized Activities; and

**WHEREAS** in exchange for the access provided by in the License Agreement, Spiniello agrees to pay the Agency an amount not to exceed the actual increase to the Agency’s monthly insurance premium as a result of the access provided by this License Agreement,

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

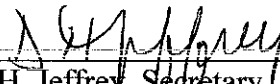
**Section 1.** The above recitations are hereby incorporated herein as if set forth at length.

**Section 2.** The Executive Director is hereby authorized and directed to negotiate and execute a License Agreement with the JCMUA and Spiniello as described herein.

**Section 3.** The Chair, Vice Chair, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the License Agreement and any and all other documents necessary to effectuate this Resolution in consultation with counsel.

**Section 4.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the License Agreement and this Resolution.

**Section 5.** This Resolution shall take effect immediately.

  
Diana H. Jeffrey, Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 15, 2023.**

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

# 440 Future Yard

Proposed Spiniello Yard

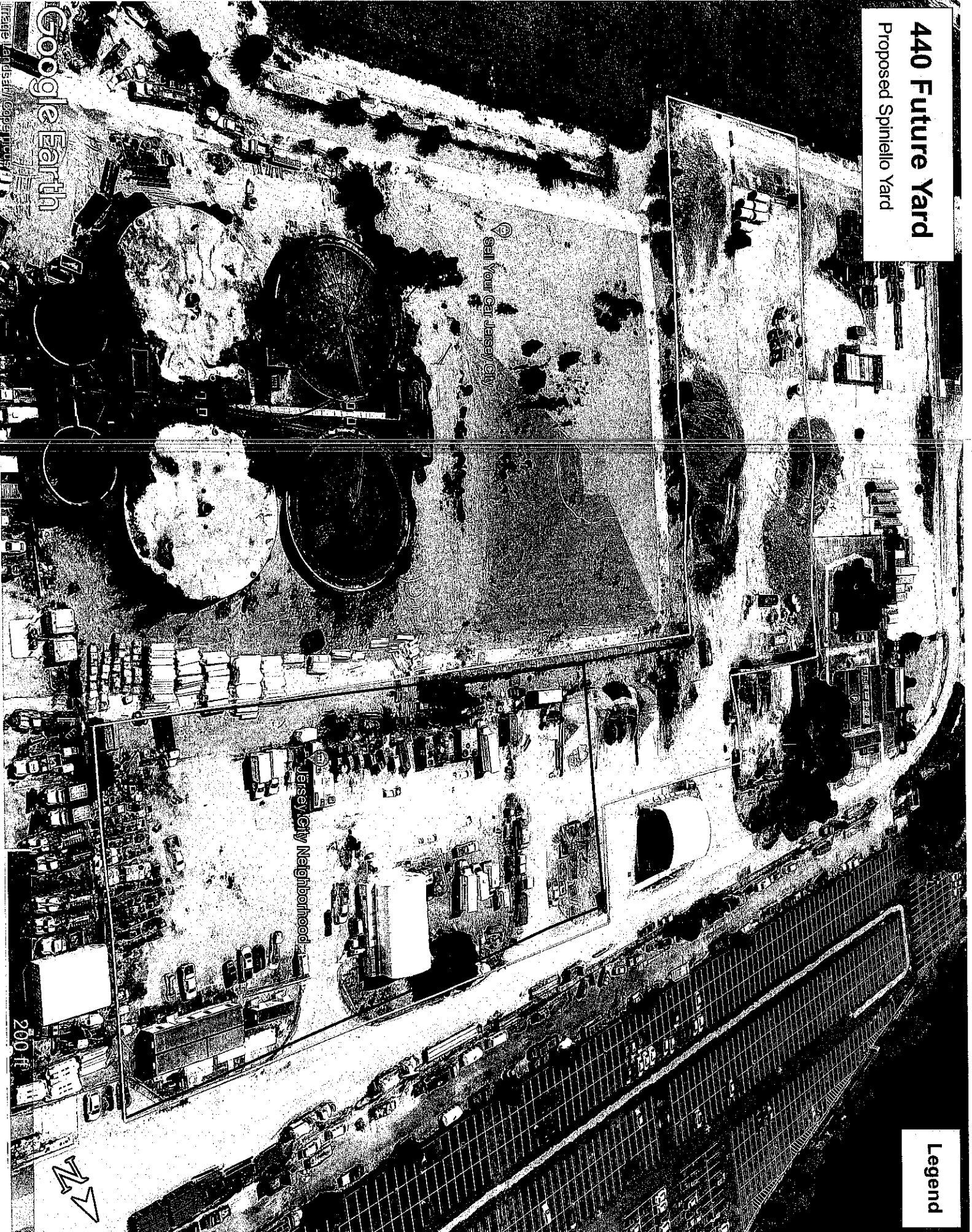
Legend

Sell Your Car Jersey City

Jersey City Neighborhood

Google Earth

200 ft



## **Exhibit B**

The following may be stored in the License Area:

### **Materials**

- Stone
- Pipe & fittings
- Masonry products
- Masonry block & brick
- Concrete structures
- Manhole castings
- Equipment maintenance supplies

### **Equipment**

- Office Trailer
- Conex boxes with small tools & supplies
- Rubber tire back hoes & loaders
- Excavators
- Paving & compaction rollers
- Pick-up trucks, dump trucks, box trucks
- Tow behind compressors, generators, pumps & light towers
- Traffic safety equipment
- Trench shoring equipment
- 30-yard garbage dumpster & scrap dumpster
- Diesel fuel tanks double wall protected
- Porta Johns



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION OF THE LICENSE AND RIGHT OF ENTRY AGREEMENT WITH THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 21501, LOTS 18.01 AND 19.01, COMMONLY KNOWN AS 880-884 GARFIELD AVENUE AND BLOCK 21510, LOT 2 COMMONLY KNOWN AS 824 GARFIELD AVENUE, 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 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 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 the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, the Agency is the owner of certain real property along Carteret Avenue, more specifically identified as Block 21501, Lots 18.01 and 19.01 (“**Site 114**”) on the tax map of the City, commonly known as 880-884 Garfield Avenue, and Block 21510, Lot 2 (“**Site 132**”) on the tax map of the City, commonly known as 824 Garfield Avenue (collectively, the “**Property**”); and

**WHEREAS**, the Jersey City Municipal Utilities Authority (the “**JCMUA**”) operates, maintains, and controls a 96-inch steel combined sewer and related infrastructure within the Carteret Avenue right-of-way adjacent to the Property (the “**Carteret Avenue Sewer**”), which extends from the Garfield Avenue intersection to beyond the intersection of Carteret Avenue and Pacific Avenue; and

**WHEREAS**, the JCMUA is preparing to rehabilitate and upgrade the Carteret Avenue Sewer (the “**Sewer Rehabilitation Project**”); and

**WHEREAS**, the Sewer Rehabilitation Project necessitates JCMUA’s temporary use and occupancy of the Property for the duration of the Sewer Rehabilitation Project, more specifically to serve as the sewer contractor’s staging area (Site 132), to install and operate a sewer bypass pump (Site 114), and to install and operate sewer bypass discharge piping (Sites 114 and 132) (as defined below); and

**WHEREAS**, by Resolution No. 20-07-06, dated July 21, 2020, the Board of Commissioners of the Agency (the "**Board of Commissioners**") authorized the Agency to enter into that certain Grant of License and Right of Entry Agreement, dated August 6, 2020, with the JCMUA (the "**Access Agreement**") granting the JCMUA access to the Property during the pendency of the Sewer Rehabilitation Project in accordance with the terms and conditions set forth in the Access Agreement; and

**WHEREAS**, the initial term of the Access Agreement was for a period of twelve (12) months, which commenced on August 6, 2020 and expired on or about August 5, 2021 (the "**Initial Term**"); and

**WHEREAS**, by Resolution 21-07-04, dated July 20, 2021. The Board of Commissioners authorized the Agency to enter into an extension of the Access Agreement from August 6, 2021 to August 31, 2022, with the option to extend for another twelve (12) months thereafter (the "**First Extension**"); and

**WHEREAS**, the Parties chose to exercise their option to extend the First Extension for another twelve (12) months commencing on August 31, 2022 and will expire on August 31, 2023; and

**WHEREAS**, the JCMUA continues to require access to the Property to complete the Sewer Rehabilitation Project; and

**WHEREAS**, the Agency and JCMUA both desire to authorize a second extension, commencing on September 1, 2023 and expiring on August 31, 2024, with the option to extend for another twelve (12) months thereafter if agreed to by both parties (the "**Second Extension**"),

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

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

**Section 2.** The Board of Commissioners hereby authorizes a Second Extension between the Agency and JCMUA to extend the term of the Access Agreement, commencing on September 1, 2023 and expiring on August 31, 2024, with the option to extend for another twelve (12) months thereafter if agreed to by both parties, which option to extend may be exercised without further action by the Board of Commissioners.

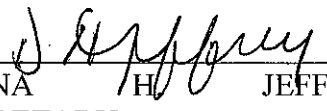
**Section 3.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Second Extension in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with counsel.

**Section 4.** 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 5.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 15, 2023.**

  
DIANA H. JEFFREY,  
SECRETARY

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING CRITERION GROUP LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH PROPERTY IDENTIFIED ON THE TAX RECORDS AS BLOCK 21509, LOT 1, COMMONLY KNOWN AS 22 HALLADAY STREET, BLOCK 21509, LOT 2, COMMONLY KNOWN 51-99 PACIFIC AVENUE AND BLOCK 24301, LOTS 7 AND 10, COMMONLY KNOWN AS CAVEN POINT AVENUE, WITHIN THE CANAL CROSSING REDEVELOPMENT PLAN AREA**

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

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Canal Crossing Redevelopment Plan 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**, Criterion Group LLC or a special purpose entity to be formed at a later date (the “**Redeveloper**”) intends to be the contract purchaser of certain property located within the Redevelopment Area identified on the official tax maps of the City as: (i) Block 21509, Lot 1, commonly known as 22 Halladay Street, and Block 21509, Lot 2, commonly known as 51-99 Pacific Avenue (“**Studio Property**”); and (ii) Block 24301, Lots 7 and 10, commonly known as Caven Point Avenue (the “**Expansion Property**”, and together with the Studio Property, the “**Property**”); and

**WHEREAS**, on July 13, 2023, the Redeveloper submitted a Redeveloper Application to the Agency seeking to become the designated redeveloper for the Property; and

**WHEREAS**, provided that the Studio Property and the Expansion Property are acquired by the Redeveloper, the Redeveloper proposes to develop, finance and construct a Class A Film Studio with three stages totaling 76,749 square feet, 27,141 square feet of office space, and 25,000 square feet of support space on the Studio Property, and develop, construct and finance on the Expansion Property, a parking area and expanded base camp for an existing studio located at 21 Caven Point Avenue (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 Agency further wishes to enter into a funding agreement with the proposed Redeveloper (the “**Funding Agreement**”) to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities,

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

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

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


**Section 3.** Criterion Group LLC is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on August 31, 2024, unless extended for an additional period of no more one hundred eighty (180) days by the Executive Director in her sole discretion, *provided, however*, that designation of Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

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

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

**Section 6.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 15, 2023.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<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 TRANSFER OF A PARCEL OF PROPERTY ON THE  
HUDSON RIVER WATERFRONT WALKWAY LOCATED AT  
BLOCK 14502, LOT 4, TO THE CITY OF JERSEY CITY FOR  
NOMINAL CONSIDERATION WITHIN THE EXCHANGE PLACE  
REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency (the "Agency") is an instrumentality of 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 amended and/or supplemented (the "Redevelopment Law"); and

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

**WHEREAS**, the Agency owns a parcel of property on the Hudson River Waterfront Walkway located at Block 14502, Lot 4 within the Exchange Place Redevelopment Area (the "Property"); and

**WHEREAS**, the Agency intends to transfer the Property to the City for nominal consideration; and

**WHEREAS**, the City intends to acquire the Property; and

**WHEREAS**, the Agency has negotiated or will negotiate an agreement with the City to transfer the Property from the Agency to the City; and

**WHEREAS**, the Agency wishes to authorize the execution of a Quitclaim deed with the City for the transfer of the Property; and

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

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

**Section 2.** The Board of Commissioners hereby approves the transfer of the Property from the Agency to the City.

**Section 3.** The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized negotiate and enter into a Purchase and Sale agreement

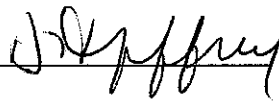
transferring the Property from the Agency to the City, and any other necessary documents and/or agreements, between the City and the Agency, together with such additions, deletions and/or modifications as are necessary and desirable in consultation with Counsel to effectuate same. Said authorization includes the transfer of the Property by the Agency to City, execution and delivery of the deed to the Property, execution and delivery of 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 such sale.

**Section 4.** The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate this Resolution.

**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.

**Section 6.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 15, 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	✓			





# Civil Solutions Tax Map Viewer

a division of **arh**  
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Search on: Block & Lot Address Map Sheet Number Tax Map Book

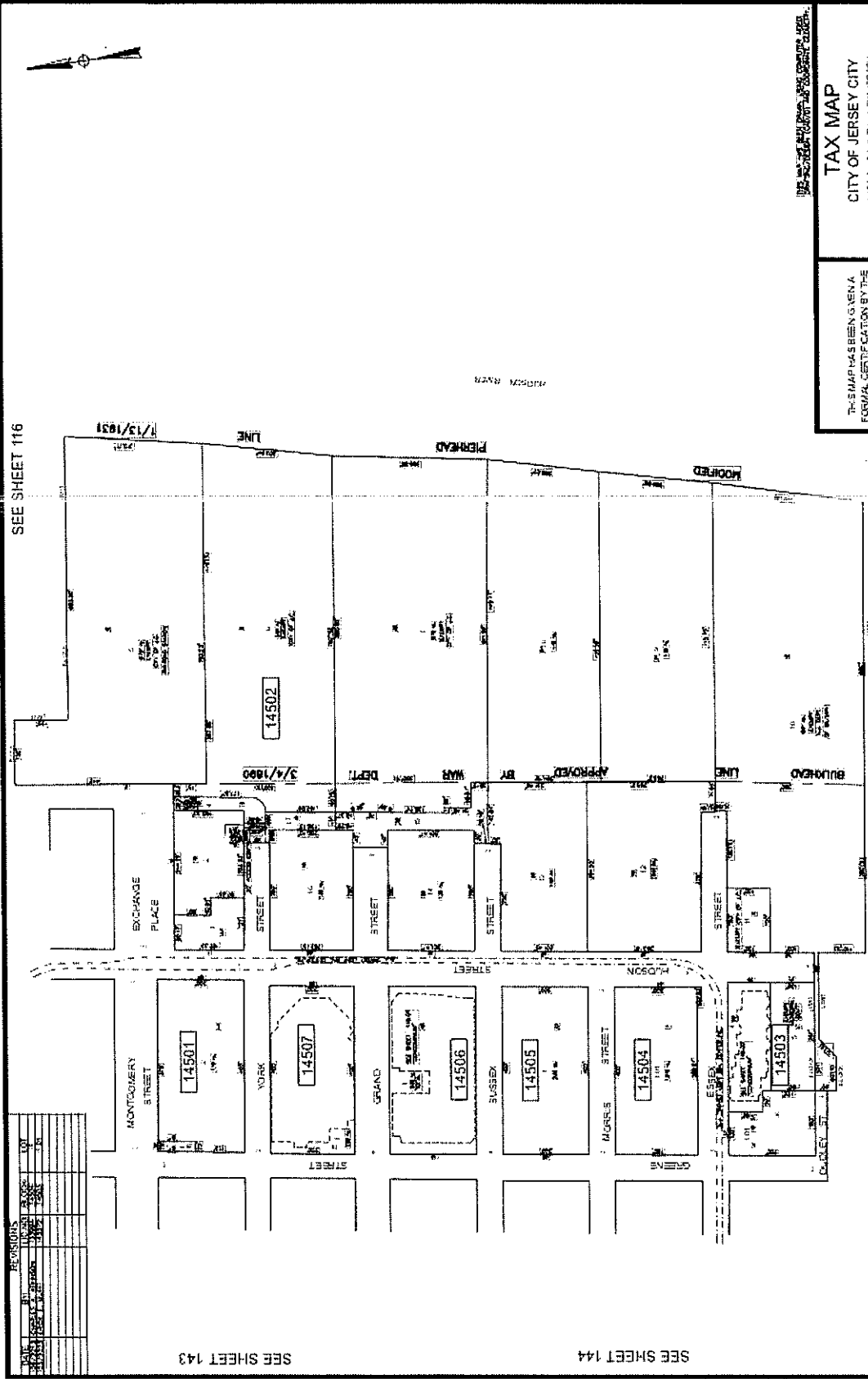
More Info

Block: 14502 Lot: 4

Municipality: Jersey City

County: Hudson

145



**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
JULY 1, 2005  
RICHARD A. MORALLE, P.E., P.L.S.  
TAX MAPS SECTION  
11 BROADLAND AVENUE, 7TH FLOOR  
NEW JERSEY 07310

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY 2005 SIGNED  
BY SANTO C. ECONOMO, CTA AND  
ASSIGNED SERIAL NUMBER 55

SEE SHEET 159

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH EMERSON LEASING CO. I LLC FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 6903, LOTS 1.02, 3.01, AND 3.02, COMMONLY KNOWN AS COLES STREET PARK, WITHIN THE JERSEY AVENUE PARK 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 commonly known as the Jersey Avenue Park Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Jersey Avenue Park Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, pursuant to Resolution No. 19-08-10 adopted on August 20, 2019, the Board of Commissioners of the Agency authorized execution of a redevelopment agreement (as amended, the “**Redevelopment Agreement**”) with Emerson Leasing Co. I, LLC (the “**Redeveloper**”) for the redevelopment of certain property, including but not limited to Block 6903, Lots 1.02, 3.01 and 3.02 located within the Redevelopment Area; and

**WHEREAS**, pursuant to Resolution 21-04-10, adopted on April 20, 2021, the Agency authorized execution of a First Amendment to the Redevelopment Agreement (the “**First Amendment**”) regarding Sections 1.03 and 3.01 of the Redevelopment Agreement; and

**WHEREAS**, pursuant to that certain First Amendment, the Agency determined that it be reasonable and consistent with the purposes of the Redevelopment Agreement to retain One Hundred and Fifty Thousand Dollars (\$150,000.00) (the “**Park Completion Retainage**”) to insure completion of Coles Street Park; and

**WHEREAS**, pursuant to the First Amendment, the Park Completion Retainage shall be held by the Agency until the completion of Coles Street Park and delivery of Coles Street Park to the City or the Agency, at which time the Park Completion Retainage shall be released and paid to the Redeveloper; and

**WHEREAS**, the Agency and the Redeveloper entered into a Second Amendment to the Redevelopment Agreement (the "**Second Amendment**") to modify their arrangement with respect to Coles Street Park (as defined in the Redevelopment Agreement), such that the Redeveloper and/or an affiliate of the Redeveloper shall be responsible for the final construction and delivery of Coles Street Park to the City following the completion of the Phase I Project (as defined in the Redevelopment Agreement); and

**WHEREAS**, the Parties seek to amend the Redevelopment Agreement in relation to the First Amendment, to provide that the Park Completion Retainage shall be held by the Agency until completion of Coles Street Park, eliminating the requirement of delivery of Coles Street Park to the City or the Agency as a condition of the Park Completion Retainage release, and providing that the Park Completion Retainage shall be released and paid to the Agency, rather than the Redeveloper; and

**WHEREAS**, Redeveloper is still obligated to deliver Coles Street Park to the City, but delivery of Coles Street Park is not a requirement to release the Park Completion Retainage; and

**WHEREAS**, except as expressly authorized herein, all other terms and conditions of the Redevelopment Agreement shall remain unchanged and in full force and effect,

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

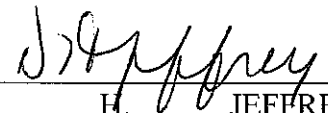
**Section 1.** The recitals hereto are incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Third Amendment to the Redevelopment 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 Regular Meeting held on August 15, 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	✓			



# Civil Solutions Tax Map Viewer

Search on: Block & Lot Address Map Sheet Number Tax Map Book

County: Hudson

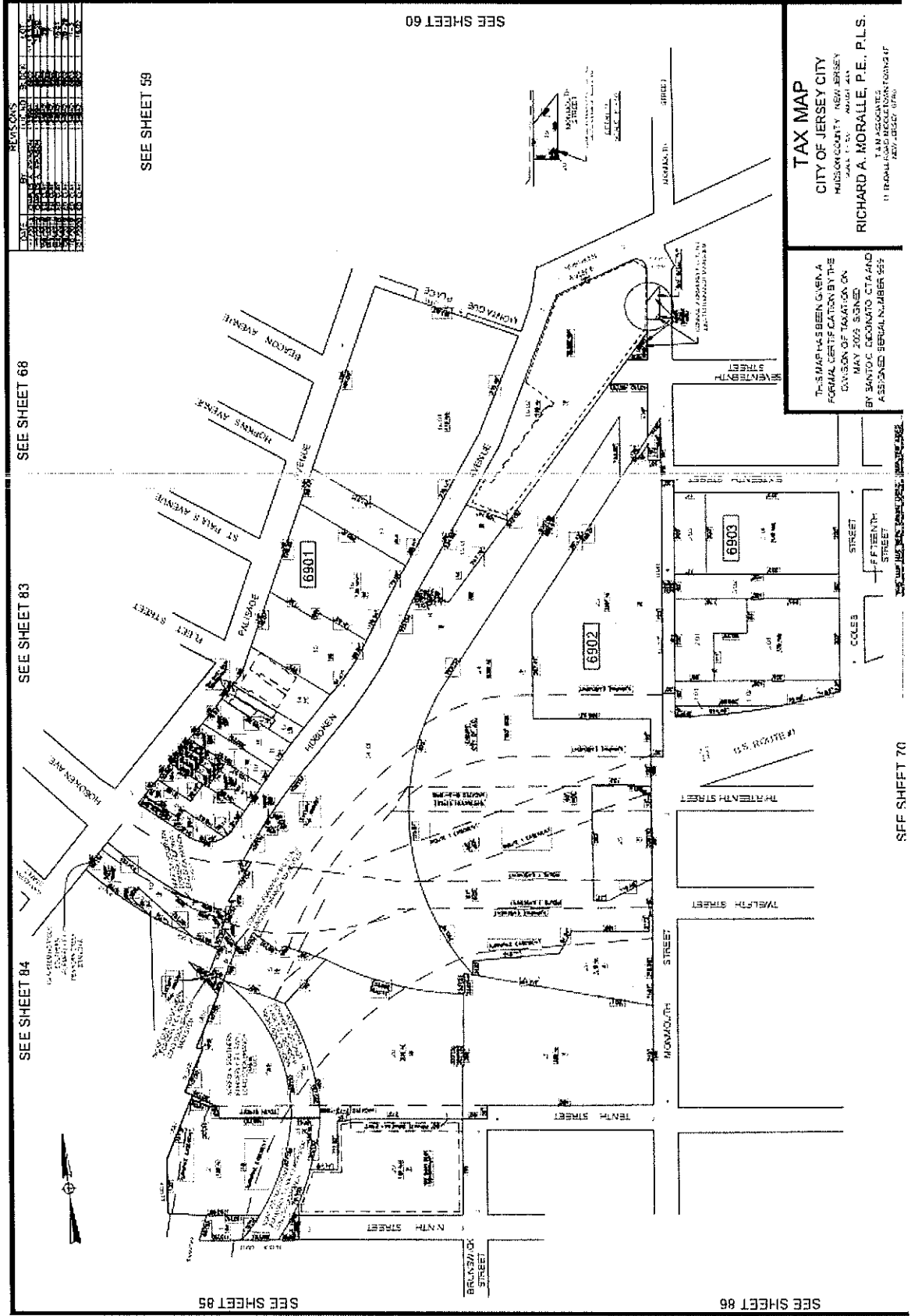
Municipality: Jersey City

Block: 6903

Lot: 102

More Info

69



**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
JULY 1, 2003  
RICHARD A. MORALLE, P.E., P.L.S.  
TAX MAP PREPARED BY  
NEW BRIDGE CITY

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY 2003, SIGNED  
BY SANTO C. DOMATO, CT. AND  
ASSIGNED SERIAL NUMBER 557

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AMENDING A  
FUNDING AGREEMENT WITH DAE DEVELOPMENT 1 LLC,  
NUNC PRO TUNC IN CONNECTION WITH THE  
REDEVELOPMENT OF THE LOEW'S JERSEY THEATRE  
LOCATED WITHIN THE JOURNAL SQUARE 2060  
REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") 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**, 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 Area (the "**Redevelopment Area**"); and

**WHEREAS**, following the issuance of a request for proposals and the receipt of same, Blue Atlantic Capital, LLC and its equity and operating partner, Devils Arena Entertainment LLC (the "**Redeveloper**") were designated by the Agency on February 22, 2021 as the conditional redeveloper of property within the Redevelopment Area identified on the official tax maps of the City as Block 10601, Lot 41 and commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (the "**Property**"); and

**WHEREAS**, on March 31, 2021, the Agency approved Resolution 21-SP03-01, which authorized a funding agreement with the Redeveloper (the "**Funding Agreement**"); and

**WHEREAS**, that Funding Agreement authorized \$7.5 million (the "**Development Cost Budget Amount**"); and

**WHEREAS**, the Board previously approved an amendment to the Funding Agreement (the "**Amendment**") in Resolution 23-06-13 on June 20, 2023 authorizing an increase in the Development Cost Budget Amount by \$2 million, for a total of \$9.5 million; and

**WHEREAS**, following the Board's approval of Resolution 23-06-13, the Agency negotiated additional terms in the Amendment, to include requiring any increase of the total amount or any changes to line items in the budget for the additional \$2 million (the "**Incremental \$2 Million Budget**") be subject to the approval of the Agency prior to the expenditure of funds; and

**WHEREAS**, Incremental \$2 Million Budget is attached as **Exhibit A**; and

**WHEREAS**, based upon the emergent need to approve the Amendment with the additional negotiated terms to prevent disruption of work on the Property, the Agency executed the Amendment on July 21, 2023 and now seeks the Board's approval nunc pro tunc; and

**WHEREAS**, this resolution supersedes Resolution 23-06-13; and

**WHEREAS**, in accordance with N.J.S.A. 40A:12-8f, the Agency affirms its finding that the Property could not be redeveloped but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance described in the Financial Agreement as increased hereby,

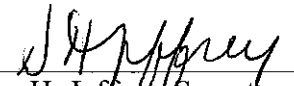
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

**Section 2.** The Board of Commissioners hereby authorizes the Amendment nunc pro tunc.

**Section 3.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 15, 2023.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Caracci	✓			
Erma D. Grone				✓
Victor Negro, Jr.	✓			
Darwin R. Ota	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**Loews Funding Agreement Amendment**  
**Budget Breakdown**

7/10/2023

**ADDITIONAL FUNDING REQUEST COST BREAKDOWN**

**Design Scope Changes**

Design Consultants (2 Bay)	\$ 561,700
Design Consultants (PSEG)	\$ 54,000
Legal Allowance	\$ 150,000
Phelps Preconstruction Fee	\$ 84,400
Preconstruction Investigation	\$ 100,000
<b>Sub Total</b>	<b>\$ 950,100</b>

**Other Costs Included**

Gilbane Settlement Payment	\$ 310,000
Committed/Unpaid Invoices	\$ 373,833
Dead Deal Costs*	\$ 335,000
<b>Sub Total</b>	<b>\$1,018,833</b>

**TOTAL COST** **\$1,968,933**

**\* Legal, Financial, & Accounting Transaction Expenses:**

Steve Berman (\$75K)  
Lender Legal Counsel (\$225K)  
Cohn Reznik (\$35K)



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
THE AWARD OF CONTRACT NO. 23-08-RN16 TO BROWNFIELD  
REDEVELOPMENT SOLUTIONS, INC. FOR PROFESSIONAL  
ENVIRONMENTAL SERVICES FOR PROPERTY IDENTIFIED  
AS BLOCK 20001, LOTS 18-22, COMMONLY KNOWN AS 408-420  
COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL  
REDEVELOPMENT AREA**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), the City of Jersey City (the “**City**”) adopted a redevelopment plan known as the Morris Canal Redevelopment Plan (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Morris Canal Redevelopment Area (the “**Redevelopment Area**”); and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain properties identified as Block 20001, Lots 18, 19, 20, 21 and 22 on the official tax maps of the City, commonly known as 408-420 Communipaw Avenue (the “**Property**”), which are located within the Redevelopment Area and subject to the Redevelopment Plan; and

**WHEREAS**, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires a Phase II site investigation at the Property (the “**Services**”) in order to prepare the Property for future redevelopment; and

**WHEREAS**, Brownfield Redevelopment Solutions, Inc. (“**BRS**”) has submitted a proposal to the Agency dated August 3, 2023 (the “**Proposal**”) to provide the Services; and

**WHEREAS**, having reviewed the Proposal, the Agency has determined that BRS possesses the requisite expertise and skilled personnel required to perform the Services and that, in consideration of all factors, entering into a contract with BRS in accordance with the Proposal will be cost-efficient, appropriate and in furtherance of the goals and objectives of the Redevelopment Law; and

**WHEREAS**, pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), the Services are professional services and therefore exempt from public bidding; and

**WHEREAS**, the Agency desires to enter into a contract with BRS (the “**Contract**”) to perform the Services for an amount not to exceed One Hundred Twenty-One Thousand Four Hundred Thirty-Two Dollars and Forty Cents (\$121,432.40), to be paid in accordance with the rates set forth in the Proposal; and

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

**WHEREAS**, BRS 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 BRS 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 *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 Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with BRS to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed One Hundred Twenty-One Thousand Four Hundred Thirty-Two Dollars and Forty Cents (\$121,432.40), 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 Regular Meeting of August 15, 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 AN  
ACCESS AGREEMENT WITH HALLADAY FOREST, LLC WITH  
RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK  
19903, LOTS 1 AND 5, COMMONLY KNOWN AS 136 AND 144  
HALLADAY 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**”) 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 criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Morris Canal Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the area entitled the “Morris Canal Redevelopment Plan”, as may be further amended and supplemented from time to time (the “**Redevelopment Plan**”); and

**WHEREAS**, the Agency owns and manages certain property identified 136 and 144 Halladay Street and designated as Block 19903, Lot 1 and 5 on the tax maps of the City (the “**Property**”), located within the Redevelopment Area and governed by the Redevelopment Plan; and

**WHEREAS**, Halladay Forest, LLC (“**Halladay**”) is the owner of the real property known as 78-100 Forrest Street and designated as Block 21501, Lot 10, 11, 12, and 14.01 on the tax maps of City; and

**WHEREAS**, Halladay is conducting an investigation of certain environmental contamination located on, beneath or migrating from its property, pursuant to New Jersey Department of Environmental Protection Case Program Interest #1012402; and

**WHEREAS**, as part of its investigation, Halladay has requested access to the Property to determine if vapors from certain groundwater contamination related to its property is potentially intruding or entering into buildings on the Property and thereby putting potential occupants of such buildings at risk; and

**WHEREAS**, the Agency is willing to grant Halladay access to the Property solely for the purpose of conducting its investigation and for no other purpose, subject to the terms and conditions of the Access Agreement (the “**Access Agreement**”) a copy of which is on file with the Agency,

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

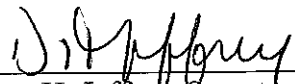
**Section 1.** The above recitals are hereby incorporated herein as if set forth at length.

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

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

**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 15, 2023.**

  
Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF AAZUL HOME CONSTRUCTIONS, LLC AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 20201, LOT 80, COMMONLY KNOWN AS 337 COMMUNIPAW AVENUE LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA AND THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, the property located at 337 Communipaw Avenue, Jersey City, New Jersey and identified on the City's official tax map as Block 20201, Lot 80 (the "**Property**") has been placed by the City of Jersey City (the "**City**") upon the City's abandoned property list in accordance with the requirements of the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "**NJURA**"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "**APRA**"); and

**WHEREAS**, the Property is also located within the Scatter Sites Redevelopment Area and the Morris Canal Redevelopment Area (collectively, the "**Redevelopment Area**") and is governed by the Scatter Sites Redevelopment Plan and the Morris Canal Redevelopment Plan (collectively, the "**Redevelopment Plan**"); and

**WHEREAS**, the City and the Jersey City Redevelopment Agency (the "**Agency**") entered into an agreement as authorized under the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., whereby the City authorized the Agency to act as the City's agent to carry out the City's powers with regard to abandoned properties; and

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency previously adopted Resolution No. 23-04-14 on April 18, 2023 conditionally designating Aazul Home Constructions, LLC as the sole redeveloper of this Property, subject to the negotiation and entry into a mutually acceptable redevelopment agreement between the parties on or before August 31, 2023; and

**WHEREAS**, Aazul Home Constructions, LLC is proposing to redevelop the Property with a three-family residential structure and associated parking (as described more fully within the redeveloper application, the "**Project**"); and

**WHEREAS**, the parties have been unable to complete their negotiation of a mutually acceptable redevelopment agreement for the Project on the Property within the time period allotted; and

**WHEREAS**, the Agency wishes to extend the conditional designation of Aazul Home Constructions, LLC as the sole redeveloper of this Property for an additional one-month period in order to allow the parties additional time to negotiate a mutually acceptable redevelopment agreement for the Project on the Property.

**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 conditional designation of Aazul Home Constructions, LLC as the sole redeveloper of this Property, subject to the negotiation and entry into a mutually acceptable redevelopment agreement between the parties, is hereby extended for an additional one-month period commencing upon the adoption of this Resolution and ending on September 30, 2023, unless extended for an additional period of no more than thirty (30) days by the Executive Director in her sole discretion.

**Section 3.** If, by September 30, 2023 or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

**Section 5.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 15, 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 APPROVING THE  
ACCOUNTS/INVOICES PAYABLE LIST AS OF  
AUGUST 15, 2023**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of August 15, 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 August 15, 2023 approved as presented.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated August 15, 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 Expires On	Net Amount Due
<b>ADVANCED SCAFFOLD SERVICES LLC</b>							
ADVANCED SCAFFOLD SERVICES I	8/15/2023	7/27/2023	59	Scaffold Services at 84 Sip Avenue- August 2	\$1,200.00	\$0.00	\$1,200.00
ADVANCED SCAFFOLD SERVICES I	8/15/2023	2/28/2023	55	Scaffold Services at 84 Sip Avenue- February	\$1,200.00	\$0.00	\$1,200.00
				Totals for <b>ADVANCED SCAFFOLD SERVICES LLC</b> :	\$2,400.00	\$0.00	\$2,400.00
				2 invoice(s) listed.			
<b>AFLAC</b>							
AFLAC	8/15/2023	8/1/2023	September 2023	Employee Deductions per Payroll -	\$522.12	\$0.00	\$522.12
				Totals for <b>AFLAC</b> :	\$522.12	\$0.00	\$522.12
				1 invoice(s) listed.			
<b>CHRISTOPHER FIORE</b>							
CHRISTOPHER FIORE	8/15/2023	8/1/2023	July- August 2023	Expense Reimbursement - Uber to lunch mee	\$15.98	\$0.00	\$15.98
CHRISTOPHER FIORE	8/15/2023	8/2/2023	July- August 2023	Expense Reimbursement - Uber to Lunch - B	\$16.86	\$0.00	\$16.86
CHRISTOPHER FIORE	8/15/2023	7/14/2023	July- August 2023	Expense Reimbursement - Staff Lunch Shake	\$156.72	\$0.00	\$156.72
CHRISTOPHER FIORE	8/15/2023	7/24/2023	July- August 2023	Expense Reimbursement - July Board Meetin	\$161.68	\$0.00	\$161.68
CHRISTOPHER FIORE	8/15/2023	7/21/2023	July- August 2023	Expense Reimbursement - Staff Lunch Krispy	\$77.32	\$0.00	\$77.32
CHRISTOPHER FIORE	8/15/2023	7/20/2023	July- August 2023	Expense Reimbursement - Travel MSB	\$38.25	\$0.00	\$38.25
CHRISTOPHER FIORE	8/15/2023	8/8/2023	July- August 2023	Expense Reimbursement - Travel MSB	\$38.25	\$0.00	\$38.25
CHRISTOPHER FIORE	8/15/2023	7/29/2023	INV203963583	Expense Reimbursement - Zoom	\$93.44	\$0.00	\$93.44
				Totals for <b>CHRISTOPHER FIORE</b> :	\$598.50	\$0.00	\$598.50
				8 invoice(s) listed.			
<b>COMCAST</b>							
COMCAST	8/15/2023	7/26/2023	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$210.69	\$0.00	\$210.69
COMCAST	8/15/2023	7/26/2023	8499 05 354 4361702	Internet Service at 39 Kearney Ave.- August 2	\$516.08	\$0.00	\$516.08
				Totals for <b>COMCAST</b> :	\$726.77	\$0.00	\$726.77
				2 invoice(s) listed.			
<b>Cosentini Associates</b>							
Cosentini Associates	8/15/2023	6/30/2023	52087878	Professional Services- CPxJC- 25 Sip Ave-Pat	\$18,450.00	\$0.00	\$18,450.00
				Totals for <b>Cosentini Associates</b> :	\$18,450.00	\$0.00	\$18,450.00
				1 invoice(s) listed.			
<b>CRYSTAL POINT CONDOMINIUM ASSOC.</b>							
CRYSTAL POINT CONDOMINIUM A	8/15/2023	7/19/2023	Sep-23	Monthly Maintenance Fee May (Account #1	\$169.13	\$0.00	\$169.13
				Totals for <b>CRYSTAL POINT CONDOMINIUM ASSOC.</b> :	\$169.13	\$0.00	\$169.13
				1 invoice(s) listed.			

## DELTA STORAGE

# 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
DELTA STORAGE	8/15/2023	8/6/2023	September 2023	Storage Unit - Size: 10x30, Unit #: 1001-	\$980.00	\$0.00		\$980.00
DELTA STORAGE	8/15/2023	8/6/2023	September 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
<b>DIANA JEFFREY</b>								
DIANA JEFFREY	8/15/2023	8/11/2023	July- August 2023	Employee Reimbursement- Travel	\$38.65	\$0.00		\$38.65
				Totals for DIANA JEFFREY: 1 invoice(s) listed.	\$38.65	\$0.00		\$38.65
<b>Dot Dash</b>								
Dot Dash	8/15/2023	7/12/2023	2610-03	Design Development/ Reimburs.Expense-The	\$10,875.00	\$0.00		\$10,875.00
				Totals for Dot Dash: 1 invoice(s) listed.	\$10,875.00	\$0.00		\$10,875.00
<b>DRESDNER ROBIN ENVIRON MGMT</b>								
DRESDNER ROBIN ENVIRON MGM	8/15/2023	7/21/2023	21660	Professional Environ Services- Berry Lane Pa	\$1,465.00	\$0.00		\$1,465.00
DRESDNER ROBIN ENVIRON MGM	8/15/2023	7/21/2023	21659	Professional Environ Services- Berry Lane Pa	\$1,933.75	\$0.00		\$1,933.75
				Totals for DRESDNER ROBIN ENVIRON MGMT: 2 invoice(s) listed.	\$3,398.75	\$0.00		\$3,398.75
<b>ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC</b>								
ERIC M. BERNSTEIN & ASSOCIATES	8/15/2023	7/15/2023	83528	Legal Services - OPRA	\$717.50	\$0.00		\$717.50
ERIC M. BERNSTEIN & ASSOCIATES	8/15/2023	8/1/2023	83976	Legal Services - OPRA	\$1,312.50	\$0.00		\$1,312.50
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC: 2 invoice(s) listed.	\$2,030.00	\$0.00		\$2,030.00
<b>EVENING JOURNAL ASSOCIATION</b>								
EVENING JOURNAL ASSOCIATION	8/15/2023	7/13/2023	AD#0010696778	Legal Advertisement - RFP Real Estate Apprai	\$58.35	\$0.00		\$58.35
EVENING JOURNAL ASSOCIATION	8/15/2023	7/13/2023	AD#0010696701	Legal Advertisement - Synopsis of Audit	\$337.27	\$0.00		\$337.27
EVENING JOURNAL ASSOCIATION	8/15/2023	7/22/2023	AD#0010701459	Legal Advertisement - MTG July 24,2023	\$192.96	\$0.00		\$192.96
				Totals for EVENING JOURNAL ASSOCIATION: 3 invoice(s) listed.	\$588.58	\$0.00		\$588.58
<b>FEDERAL EXPRESS</b>								
FEDERAL EXPRESS	8/15/2023	5/22/2023	8-138-53083	Overnight Deliveries - Various	\$73.09	\$0.00		\$73.09
				Totals for FEDERAL EXPRESS: 1 invoice(s) listed.	\$73.09	\$0.00		\$73.09

GALLAGHER BASSETT SERVICES, INC.

# 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
GALLAGHER BASSETT SERVICES, I	8/15/2023	7/26/2023	1308959	Segment Site 10 Investigation Morris Canal G	\$1,850.00	\$0.00		\$1,850.00
				Totals for GALLAGHER BASSETT SERVICES, INC.: 1 invoice(s) listed.	\$1,850.00	\$0.00		\$1,850.00
<b>HUDSON COUNTY REGISTER</b>								
HUDSON COUNTY REGISTER	8/15/2023	7/17/2023	339452	Recording Fee - Certif. of Completion- 424 W	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER: 1 invoice(s) listed.	\$33.00	\$0.00		\$33.00
<b>Jason Friedkin</b>								
Jason Friedkin	8/15/2023	8/7/2023	August 2023	Airfare -Oneway BRS 2023 Conference 8/8/2	\$243.90	\$0.00		\$243.90
Jason Friedkin	8/15/2023	8/7/2023	August 2023	Hotel- BRS Conf. Detroit, MI 8/82023 8/9/20	\$641.66	\$0.00		\$641.66
				Totals for Jason Friedkin: 2 invoice(s) listed.	\$885.56	\$0.00		\$885.56
<b>JC MUNICIPAL UTILITIES AUTHORITY</b>								
JC MUNICIPAL UTILITIES AUTHORI	8/15/2023	7/5/2023	30307758540000	Water & Sewer - 292 MLK Drive	\$57.77	\$0.00		\$57.77
JC MUNICIPAL UTILITIES AUTHORI	8/15/2023	6/30/2023	30306348540000	Water & Sewer - 665 Ocean Ave	\$322.61	\$0.00		\$322.61
JC MUNICIPAL UTILITIES AUTHORI	8/15/2023	7/13/2023	30302282340000	Water & Sewer - 407 Ocean Ave-3030228234	\$40.15	\$0.00		\$40.15
JC MUNICIPAL UTILITIES AUTHORI	8/15/2023	7/17/2023	30303282340000	Water & Sewer - 405 Ocean Ave-3030328234	\$40.15	\$0.00		\$40.15
JC MUNICIPAL UTILITIES AUTHORI	8/15/2023	7/17/2023	30301465797357	Water & Sewer - 51 Crescent Ave-303014657	\$1,433.32	\$0.00		\$1,433.32
JC MUNICIPAL UTILITIES AUTHORI	8/15/2023	7/17/2023	30308307348913	Water & Sewer - 25 Journal SQ-30308307348	\$165.32	\$0.00		\$165.32
JC MUNICIPAL UTILITIES AUTHORI	8/15/2023	7/5/2023	30304979369009	Water & Sewer - 292 MLK Drive (FL)	\$130.22	\$0.00		\$130.22
				Totals for JC MUNICIPAL UTILITIES AUTHORITY: 7 invoice(s) listed.	\$2,189.54	\$0.00		\$2,189.54
<b>JERSEY CITY DEPT. OF PUBLIC WORKS</b>								
JERSEY CITY DEPT. OF PUBLIC WO	8/15/2023	7/6/2023	2023-9	Redevelopment Gas Usage - Apr 1, 2023 - Ju	\$100.83	\$0.00		\$100.83
				Totals for JERSEY CITY DEPT. OF PUBLIC WORKS: 1 invoice(s) listed.	\$100.83	\$0.00		\$100.83
<b>Jersey Digs</b>								
Jersey Digs	8/15/2023	8/1/2023	1828	Advertising-244 Bay Street	\$2,200.00	\$0.00		\$2,200.00
				Totals for Jersey Digs: 1 invoice(s) listed.	\$2,200.00	\$0.00		\$2,200.00
<b>Kassim Handyman Service, LLC</b>								
Kassim Handyman Service, LLC	8/15/2023	7/15/2023	08017	Replace ire Filter/Thermostat Battery-Clear/Ci	\$425.00	\$0.00		\$425.00
Kassim Handyman Service, LLC	8/15/2023	8/1/2023	08030	Sidewalk Concrete Repair- 51 Crescent Ave	\$1,000.00	\$0.00		\$1,000.00
Kassim Handyman Service, LLC	8/15/2023	7/27/2023	08024	Replace Bathroom Medicine Press Light Fixt	\$300.00	\$0.00		\$300.00
Kassim Handyman Service, LLC	8/15/2023	7/6/2023	08008	July 2023-Inspections Report	\$4,200.07	\$0.00		\$4,200.07

# 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
Kassim Handyman Service, LLC	8/15/2023	8/1/2023	08031	Make Drywall Repair all 3 Floors: Prime & P Totals for Kassim Handyman Service, LLC: 5 invoice(s) listed.	\$6,300.00	\$0.00		\$6,300.00
					\$12,225.07	\$0.00		\$12,225.07
<b>KINNEY LISOVICZ REILLY &amp; WOLFF PC</b>								
KINNEY LISOVICZ REILLY & WOLF	8/15/2023	7/11/2023	32117	Legal Services - JCRA vs Rodriguez, et al.	\$52.50	\$0.00		\$52.50
KINNEY LISOVICZ REILLY & WOLF	8/15/2023	7/11/2023	32112	Legal Services - Employment Issues	\$3,832.50	\$0.00		\$3,832.50
KINNEY LISOVICZ REILLY & WOLF	8/15/2023	7/11/2023	32113	Legal Services - JCRA v Crazy Greek	\$560.00	\$0.00		\$560.00
KINNEY LISOVICZ REILLY & WOLF	8/15/2023	7/11/2023	32114	Legal Services - JCRA v Urban League of Hu	\$1,137.50	\$0.00		\$1,137.50
KINNEY LISOVICZ REILLY & WOLF	8/15/2023	7/11/2023	32115	Legal Services - Insurance Issues	\$700.00	\$0.00		\$700.00
KINNEY LISOVICZ REILLY & WOLF	8/15/2023	7/11/2023	32116	Legal Services - B.L.E.S.C. Housing Group	\$227.77	\$0.00		\$227.77
KINNEY LISOVICZ REILLY & WOLF	8/15/2023	7/11/2023	32118	Legal Services - JCRA v Sweet for Miles Bake	\$315.00	\$0.00		\$315.00
KINNEY LISOVICZ REILLY & WOLF	8/15/2023	7/11/2023	32119	Legal Services - Subpoena in Charles Boyd Ca	\$455.00	\$0.00		\$455.00
KINNEY LISOVICZ REILLY & WOLF	8/15/2023	7/11/2023	32120	Legal Services - Steven Santander v. JCRA	\$1,610.00	\$0.00		\$1,610.00
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC: 9 invoice(s) listed.	\$8,890.27	\$0.00		\$8,890.27
<b>LANGAN ENGINEERING &amp; ENVIRONME</b>								
LANGAN ENGINEERING & ENVIRO	8/15/2023	1/17/2023	LAN 0371498	Professional Services - Survey Svcs Pathside-	\$19,901.25	\$0.00		\$19,901.25
				Totals for LANGAN ENGINEERING & ENVIRONME: 1 invoice(s) listed.	\$19,901.25	\$0.00		\$19,901.25
<b>Layne Consultants International, Inc.</b>								
Layne Consultants International, Inc.	8/15/2023	7/27/2023	3753	Security Consulting & Design Svcs- CPxJC- I	\$10,445.00	\$0.00		\$10,445.00
				Totals for Layne Consultants International, Inc.: 1 invoice(s) listed.	\$10,445.00	\$0.00		\$10,445.00
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/18/2023	210704	Revised: Legal Services -RT 440 Developers-	\$680.00	\$0.00		\$680.00
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/18/2023	210712	Revised: Legal Services - General Counsel	\$8,260.95	\$0.00		\$8,260.95
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/18/2023	210711	Revised: Legal Services - General Counsel	\$10,001.44	\$0.00		\$10,001.44
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210319	Legal Services - Loew's Theater-SVCS Throug	\$14,829.92	\$0.00		\$14,829.92
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210322	Legal Services - 125 Monitor Street-Svcs Thr	\$3,010.00	\$0.00		\$3,010.00
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210324	Legal Services - 25 Pathside-Svcs Through Ju	\$16,526.43	\$0.00		\$16,526.43
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210329	Legal Services - 8 Aetna-Svcs Through June 2	\$1,050.00	\$0.00		\$1,050.00
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210332	Legal Services - Homestead/Cottage Pl - Namc	\$5,885.27	\$0.00		\$5,885.27
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210333	Legal Services - 174-178 MLK(Webb/Washing	\$1,495.00	\$0.00		\$1,495.00
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210338	Legal Services - Laurel/Saddlewood	\$1,645.00	\$0.00		\$1,645.00
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210350	Legal Services - 8 Erie St.Litigation	\$2,380.00	\$0.00		\$2,380.00
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210362	Legal Services - 408-420 Communipaw	\$6,060.00	\$0.00		\$6,060.00
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210374	Legal Services - 808 Pavonia - KRE/Silverstei	\$8,883.17	\$0.00		\$8,883.17
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210378	Legal Services - 244 Bay Street	\$1,127.50	\$0.00		\$1,127.50

# Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAUMANN, LLC; 19 invoice(s) listed.	8/15/2023	7/19/2023	210382	Legal Services - Hudson Exchange Phase 2	\$5,565.00	\$0.00		\$5,565.00
	8/15/2023	7/19/2023	210384	Legal Services -335 Washington Street	\$6,687.28	\$0.00		\$6,687.28
	8/15/2023	7/19/2023	210717	Legal Services -RT 440 Developers-80 Water	\$920.00	\$0.00		\$920.00
	8/15/2023	7/19/2023	210714	Legal Services - General Counsel	\$9,260.77	\$0.00		\$9,260.77
	8/15/2023	7/19/2023	210381	Legal Services - 284 MLK Drive	\$1,595.00	\$0.00		\$1,595.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC; 19 invoice(s) listed.	\$105,862.73	\$0.00		\$105,862.73
METLIFE	8/15/2023	8/1/2023	September 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
	8/15/2023	8/1/2023	September 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
				Totals for METLIFE; 2 invoice(s) listed.	\$150.00	\$0.00		\$150.00
Mobile Mini Solutions	8/15/2023	7/31/2023	9018242410	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
	8/15/2023	7/31/2023	9018230480	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
	8/15/2023	7/31/2023	9018230479	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
	8/15/2023	7/31/2023	9018218692	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
	8/15/2023	7/31/2023	9018218691	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
	8/15/2023	7/31/2023	9018218690	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
				Totals for Mobile Mini Solutions; 6 invoice(s) listed.	\$1,795.68	\$0.00		\$1,795.68
NJ ADVANCE MEDIA, LLC	8/15/2023	7/22/2023	AD#0010702537	Legal Advertisement -July SP Meeting Public	\$404.38	\$0.00		\$404.38
				Totals for NJ ADVANCE MEDIA, LLC; 1 invoice(s) listed.	\$404.38	\$0.00		\$404.38
NW FINANCIAL GROUP, LLC	8/15/2023	5/31/2023	30410	Financial Advisory - 387 8th Street	\$780.00	\$0.00		\$780.00
				Totals for NW FINANCIAL GROUP, LLC; 1 invoice(s) listed.	\$780.00	\$0.00		\$780.00
Paratus Group	8/15/2023	7/14/2023	5184	Owner's Representative Services -May 2023	\$28,000.00	\$0.00		\$28,000.00
	8/15/2023	8/3/2023	5189	Owner's Representative Services -July 2023	\$28,000.00	\$0.00		\$28,000.00
	8/15/2023	7/14/2023	5185	Owner's Representative Services -June 2023	\$28,000.00	\$0.00		\$28,000.00
				Totals for Paratus Group; 3 invoice(s) listed.	\$84,000.00	\$0.00		\$84,000.00

# 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
<b>POTOMAC-HUDSON ENVIRONMENTAL I</b> POTOMAC-HUDSON ENVIRONMEN	8/15/2023	7/6/2023	23,565.3	Environmental Services - Kellogg Street  Totals for POTOMAC-HUDSON ENVIRONMENTAL I: 1 invoice(s) listed.	\$2,950.00	\$0.00		\$2,950.00
					\$2,950.00	\$0.00		\$2,950.00
<b>PUBLIC SERVICE ELECTRIC &amp; GAS</b>	8/15/2023	7/20/2023	70-451-417-18	Gas & Electric - 407 Ocean Ave-HSE	\$244.83	\$0.00		\$244.83
			70-455-651-00	Gas & Electric - 405 Ocean Ave - HSE	\$5.17	\$0.00		\$5.17
			42-497-031-18	Gas & Electric - 25 Journal Square	\$728.09	\$0.00		\$728.09
			72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office B	\$132.15	\$0.00		\$132.15
			72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$278.25	\$0.00		\$278.25
			72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$83.52	\$0.00		\$83.52
			72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$156.09	\$0.00		\$156.09
			72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$127.78	\$0.00		\$127.78
			72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$71.67	\$0.00		\$71.67
			72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$109.61	\$0.00		\$109.61
			72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$75.05	\$0.00		\$75.05
			72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$24.84	\$0.00		\$24.84
			72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$54.38	\$0.00		\$54.38
			72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$21.80	\$0.00		\$21.80
			72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$26.85	\$0.00		\$26.85
			72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$28.26	\$0.00		\$28.26
			72-357-633-02	Gas & Electric - 292-MLK Dr - HSE	\$90.84	\$0.00		\$90.84
				Totals for PUBLIC SERVICE ELECTRIC & GAS: 17 invoice(s) listed.	\$2,259.18	\$0.00		\$2,259.18
<b>READY REFRESH</b> READY REFRESH	8/15/2023	8/4/2023	July 2023	Water Dispenser - July 2023  Totals for READY REFRESH: 1 invoice(s) listed.	\$62.05	\$0.00		\$62.05
					\$62.05	\$0.00		\$62.05
<b>RICHARD N. CAMPISANO, ESQUIRE</b> RICHARD N. CAMPISANO, ESQUIRE	8/15/2023	7/10/2023	June 2023	Legal Services - JCEDC/Loew's Theatre- Svcs  Totals for RICHARD N. CAMPISANO, ESQUIRE: 1 invoice(s) listed.	\$2,820.00	\$0.00		\$2,820.00
					\$2,820.00	\$0.00		\$2,820.00
<b>RKLA Studio LLP</b> RKLA Studio LLP	8/15/2023	7/27/2023	CP&JC_02	Landscape Architectural Svcs-Schematic Des  Totals for RKLA Studio LLP: 1 invoice(s) listed.	\$22,856.62	\$0.00		\$22,856.62
					\$22,856.62	\$0.00		\$22,856.62

# 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
<b>ROBERT NAPIORSKI</b>								
ROBERT NAPIORSKI	8/15/2023	7/31/2023	August 2023	Airfare- BRS Conf. Detroit, MI 8/8/2023 8/11/	\$392.81	\$0.00		\$392.81
ROBERT NAPIORSKI	8/15/2023	8/8/2023	August 2023	Hotel- BRS Conf. Detroit, MI 8/8/2023 8/11/21	\$1,122.32	\$0.00		\$1,122.32
				<b>Totals for ROBERT NAPIORSKI:</b>	<b>\$1,515.13</b>	<b>\$0.00</b>		<b>\$1,515.13</b>
				2 invoice(s) listed.				
<b>Schenck Price Smith &amp; King, LLP</b>								
Schenck Price Smith & King, LLP	8/15/2023	7/10/2023	1202685	Legal Services - 142 Halladay Street- Svcs En	\$5,632.48	\$0.00		\$5,632.48
Schenck Price Smith & King, LLP	8/15/2023	8/2/2023	1207091	Legal Services - Lease Agreement with PSEG	\$55.13	\$0.00		\$55.13
				<b>Totals for Schenck Price Smith &amp; King, LLP:</b>	<b>\$5,687.61</b>	<b>\$0.00</b>		<b>\$5,687.61</b>
				2 invoice(s) listed.				
<b>Silagy Contracting, LLC.</b>								
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-1	Lawn Maintenance & Trash Removal- 185 Dw	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-2	Lawn Maintenance & Trash Removal- 284 MI	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-3	Lawn Maintenance & Trash Removal - 174-1	\$705.24	\$0.00		\$705.24
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-4	Lawn Maintenance & Trash Removal - 292 M	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-6	Lawn Maintenance & Trash Removal-408-42	\$575.04	\$0.00		\$575.04
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-8	Lawn Maintenance & Trash Removal- 665 Oc	\$260.40	\$0.00		\$260.40
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-9	Lawn Maintenance & Trash Removal - Manil	\$375.74	\$0.00		\$375.74
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-10	Lawn Maintenance & Trash Removal - 550 J	\$824.26	\$0.00		\$824.26
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-11	Lawn Maintenance & Trash Removal - 84 Sip	\$217.00	\$0.00		\$217.00
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-14	Lawn Maintenance & Trash Removal - 558 C	\$303.80	\$0.00		\$303.80
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-15	Lawn Maintenance & Trash Removal - 612-6	\$531.64	\$0.00		\$531.64
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-16	Lawn Maintenance & Trash Removal - 125 M	\$900.00	\$0.00		\$900.00
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-17	Lawn Maintenance & Trash Removal - 199 S	\$802.88	\$0.00		\$802.88
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-5	Lawn Maintenance & Trash Removal - 314 M	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-7	Lawn Maintenance & Trash Removal- 405-4	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-12	Lawn Maintenance & Trash Removal - 80 Ba	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	8/15/2023	7/31/2023	13454-13	Lawn Maintenance & Trash Removal - 1054 C	\$217.00	\$0.00		\$217.00
				<b>Totals for Silagy Contracting, LLC.:</b>	<b>\$7,557.48</b>	<b>\$0.00</b>		<b>\$7,557.48</b>
				17 invoice(s) listed.				
<b>Spiro Harrison &amp; Nelson LLC</b>								
Spiro Harrison & Nelson LLC	8/15/2023	7/7/2023	2023-JCRA.006-07	Legal Services - 118 - 128 Monitor	\$6,240.85	\$0.00		\$6,240.85
Spiro Harrison & Nelson LLC	8/15/2023	7/7/2023	2023-JCRA.035-07	Legal Services -297 Communipaw Ave.	\$712.04	\$0.00		\$712.04
Spiro Harrison & Nelson LLC	8/15/2023	7/6/2023	2023-JCRA.014-07	Legal Services -375 Communipaw Ave	\$1,657.50	\$0.00		\$1,657.50
Spiro Harrison & Nelson LLC	8/15/2023	7/7/2023	2023-JCRA.036-07	Legal Services -387 Eighth Street	\$1,885.00	\$0.00		\$1,885.00
Spiro Harrison & Nelson LLC	8/15/2023	7/6/2023	2023-JCRA.013-07	Legal Services - 330 MLK	\$1,137.50	\$0.00		\$1,137.50
Spiro Harrison & Nelson LLC	8/15/2023	7/6/2023	2023-JCRA.012-07	Legal Services -61-63 Sip Ave.	\$2,844.35	\$0.00		\$2,844.35

# Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
				Totals for Spiro Harrison & Nelson LLC: 6 invoice(s) listed.	\$14,477.24	\$0.00		\$14,477.24
<b>STAPLES CREDIT PLAN</b>								
STAPLES CREDIT PLAN	8/15/2023	6/7/2023	3283600641	Office Supplies	\$177.61	\$0.00		\$177.61
				Totals for STAPLES CREDIT PLAN: 1 invoice(s) listed.	\$177.61	\$0.00		\$177.61
<b>STATE OF N.J. DEPT OF LABOR</b>								
STATE OF N.J. DEPT OF LABOR	8/15/2023	8/8/2023	EIN:0226002881	Labor & Workforce Development - Ending 1	\$135.40	\$0.00		\$135.40
				Totals for STATE OF N.J. DEPT OF LABOR: 1 invoice(s) listed.	\$135.40	\$0.00		\$135.40
<b>SWA/Balsley Lanscape Architects</b>								
SWA/Balsley Lanscape Architects	8/15/2023	7/18/2023	1452	Public Engagement 100% Completion- Courth	\$14,736.43	\$0.00		\$14,736.43
				Totals for SWA/Balsley Lanscape Architects: 1 invoice(s) listed.	\$14,736.43	\$0.00		\$14,736.43
<b>TOSHIBA FINANCIAL SERVICES</b>								
TOSHIBA FINANCIAL SERVICES	8/15/2023	7/15/2023	5025932774	Payment for Copier Lease 7/21-8/20/2023	\$1,135.00	\$0.00		\$1,135.00
				Totals for TOSHIBA FINANCIAL SERVICES: 1 invoice(s) listed.	\$1,135.00	\$0.00		\$1,135.00
<b>TREASURER - STATE OF NEW JERSEY</b>								
TREASURER - STATE OF NEW JER	8/15/2023	7/2/2023	230812110	Site Remediation - Permit Fee - 427 RT 440	\$660.00	\$0.00		\$660.00
TREASURER - STATE OF NEW JER	8/15/2023	7/9/2023	230829010	Site Remediation - Permit Fee - MUA West Si	\$660.00	\$0.00		\$660.00
TREASURER - STATE OF NEW JER	8/15/2023	6/21/2023	230750750	Annual Site Remediation Fee - Bayfront 575 R	\$3,460.00	\$0.00		\$3,460.00
				Totals for TREASURER - STATE OF NEW JERSEY: 3 invoice(s) listed.	\$4,780.00	\$0.00		\$4,780.00
<b>UNITED WAY OF HUDSON COUNTY</b>								
UNITED WAY OF HUDSON COUNT	8/15/2023	7/31/2023	July 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
<b>VERIZON</b>								
VERIZON	8/15/2023	7/31/2023	August 2023	Agency Cell Phone Bill - August	\$185.76	\$0.00		\$185.76
				Totals for VERIZON: 1 invoice(s) listed.	\$185.76	\$0.00		\$185.76



# 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
<b>W. B. MASON CO., INC.</b>								
W. B. MASON CO., INC.	8/15/2023	7/11/2023	239618078	Office Supplies	\$179.20	\$0.00		\$179.20
W. B. MASON CO., INC.	8/15/2023	7/10/2023	239590814	Office Supplies	\$840.95	\$0.00		\$840.95
W. B. MASON CO., INC.	8/15/2023	7/25/2023	239950164	Office Supplies	\$162.44	\$0.00		\$162.44
				<i>Totals for W. B. MASON CO., INC.:</i>	<i>\$1,182.59</i>	<i>\$0.00</i>		<i>\$1,182.59</i>
				<i>3 invoice(s) listed.</i>				
<b>Wielkotz &amp; Company, LLC.</b>								
Wielkotz & Company, LLC.	8/15/2023	8/2/2023	23-00085-03331	CFO Accounting Services Rendered August 2	\$7,500.00	\$0.00		\$7,500.00
Wielkotz & Company, LLC.	8/15/2023	8/2/2023	23-00085-03328	CFO Accounting Additional Services Rende	\$2,150.00	\$0.00		\$2,150.00
				<i>Totals for Wielkotz &amp; Company, LLC.:</i>	<i>\$9,650.00</i>	<i>\$0.00</i>		<i>\$9,650.00</i>
				<i>2 invoice(s) listed.</i>				
<b>GRAND TOTALS:</b>					<b>\$390,461.00</b>	<b>\$0.00</b>		<b>\$390,461.00</b>

# Jersey City Redevelopment Agency

## Cash Requirements Report

8/11/2023 1:36:41PM

Report name: Invoice Due Today  
Show invoices open as of today  
Do not include invoices scheduled to be generated  
Calculate discounts as of today  
Include all invoice dates  
Include all post dates  
Include these due dates: Next week (8/13/2023 to 8/19/2023)  
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 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
<b>CME ASSOCIATES</b>								
CME ASSOCIATES	8/15/2023	7/27/2023	0334395	Site Engineering- Bayfront Redevelopment-7/	\$6,067.25	\$0.00		\$6,067.25
CME ASSOCIATES	8/15/2023	6/13/2023	0330802	Site Engineering- Bayfront Redevelopment-5/	\$11,891.00	\$0.00		\$11,891.00
				<b>Totals for CME ASSOCIATES:</b>	<b>\$17,958.25</b>	<b>\$0.00</b>		<b>\$17,958.25</b>
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAU	8/15/2023	7/19/2023	210330	Legal Services - Bayfront General-Svcs Throug	\$4,422.89	\$0.00		\$4,422.89
				<b>Totals for MCMANIMON, SCOTLAND &amp; BAUMANN, LLC:</b>	<b>\$4,422.89</b>	<b>\$0.00</b>		<b>\$4,422.89</b>
<b>NW FINANCIAL GROUP, LLC</b>								
NW FINANCIAL GROUP, LLC	8/15/2023	5/31/2023	30411	Financial Advisory - Bayfront Redevelopment	\$1,800.00	\$0.00		\$1,800.00
NW FINANCIAL GROUP, LLC	8/15/2023	6/30/2023	30507	Financial Advisory - Bayfront Redevelopment	\$1,380.00	\$0.00		\$1,380.00
				<b>Totals for NW FINANCIAL GROUP, LLC:</b>	<b>\$3,180.00</b>	<b>\$0.00</b>		<b>\$3,180.00</b>
<b>US Bank</b>								
US Bank	8/15/2023	3/15/2023	6863131	Project Notes Bayfront Redevelop-Project ser	\$5,000.00	\$0.00		\$5,000.00
				<b>Totals for US Bank:</b>	<b>\$5,000.00</b>	<b>\$0.00</b>		<b>\$5,000.00</b>
				<b>GRAND TOTALS:</b>	<b>\$30,561.14</b>	<b>\$0.00</b>		<b>\$30,561.14</b>

# Jersey City Redevelopment Agency

## Cash Requirements Report

### INVESTORS BANK

8/11/2023 1:36:45PM

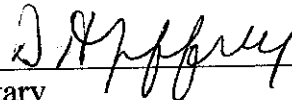
Report name: Invoice Due Today-INVESTORS  
Show invoices open as of today  
Do not include invoices scheduled to be generated  
Calculate discounts as of today  
Include all invoice dates  
Include all post dates  
Include these due dates: Next week (8/13/2023 to 8/19/2023)  
Include all Post Statuses  
Include all Invoices  
Include all Vendors  
Include these Banks: Investors - Bayfront  
Include all Invoice Attributes  
Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF AUGUST 15, 2023**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of August 15, 2023

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of August 15, 2023 be approved as presented.

Secretary



Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated August 15, 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	✓			