

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR PUBLIC MEETING
OF AUGUST 15, 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 September 19, 2023

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION
OF THE PUBLIC MEETING OF AUGUST 15, 2023**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of August 15, 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 September 19, 2023

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH BAYFRONT PARTNERS 32 URBAN RENEWAL, L.P., WITH RESPECT TO THE PROPERTIES IDENTIFIED AS DEVELOPMENT LOTS 26 AND 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

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

WHEREAS, pursuant to the Redevelopment Law, the City designated the Bayfront I Redevelopment Area (the “**Redevelopment Area**”), which is located on the west side of the City bounded by Route 440 to the west, the Hackensack River to the east, Kellogg Street to the south, and with the northerly portion of the area containing the Culver Avenue interchange with Route 440, and which consists of approximately 95 acres with approximately 70 acres of development parcels and 25 acres of public and/or open space; and

WHEREAS, on March 12, 2008, pursuant to Ordinance No. 08-025 and the Redevelopment Law, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, which was amended pursuant to Ordinance No. 21-009 and which resulted in the Bayfront I Redevelopment Plan Amended and Restated, dated February 24, 2021 (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Redevelopment Area; and

WHEREAS, the Redevelopment Plan, in part, provides for the creation of 35 lots for development within the approximately 70 acres of development parcels referenced above, which are currently identified as Block 21901.01, Lots 1, 4, 6, 8 and 9 on the official tax maps of the City (the “**Development Lots**”) and a number of other lots to be developed for public uses and/or open space within the approximately 25 acres of public and/or open space referenced above, which are currently identified as Block 21901.01, Lots 3, 5 and 7 on the official tax maps of the City as depicted on Map 1, the “Block Identification Map” in the Redevelopment Plan; and

WHEREAS, on October 10, 2018 the City adopted an ordinance (the “**Acquisition Ordinance**”) authorizing public financing for the acquisition of the Development Lots and construction of certain public infrastructure within the Redevelopment Area; and

WHEREAS, in accordance with the Acquisition Ordinance, the City became the fee simple owner of the Development Lots on January 15, 2019; and

WHEREAS, by Resolution No. 20-06-4 dated June 26, 2020, the Agency conditionally designated Bayfront Development Partners, LLC, a joint venture of Pennrose Holdings, LLC (“**Pennrose**”) and Omni Bayfront Jersey City LLC (“**Omni**”) (collectively, the “**Initial Redeveloper**”), as the Redeveloper of a portion of the Phase 1 Development Area identified as portions of Block 21901.01, Lots 4 and 6 on the official tax maps of the City, i.e., Development

Lot 26 ("**Development Lot 26**") and Development Lot 32 ("**Development Lot 32**") as depicted on Map 1, the "Block Identification Map" in the Redevelopment Plan, which designation was subsequently extended; and

WHEREAS, Pennrose and Omni each have a fifty (50%) percent ownership interest in the Initial Redeveloper; and

WHEREAS, on December 15, 2021, the City Council adopted Ordinance Nos. 21-074 and 21-080 authorizing the transfer of the Development Lots, including Development Lot 26 and Development Lot 32, to the Agency, and a subsidy agreement for the public financing for same; 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 Development Lots, including Development Lot 26 and Development Lot 32; and

WHEREAS, on July 19, 2022, by Resolution No. 22-07-3, the Agency was authorized to enter into a certain Redevelopment Agreement with the Initial Redeveloper and thereafter entered into that agreement dated November 29, 2022 (the "**Redevelopment Agreement**") for the redevelopment of Lot 32 (the "**Property**"), which sets forth the parties' rights and obligations with respect to construction of a redevelopment project on the Property; and

WHEREAS, on July 19, 2022, by Resolution No. 22-07-3, the Agency was authorized to extend the conditional designation of the Initial Redeveloper as the redeveloper for Lot 26; and

WHEREAS, the Initial Redeveloper transferred its obligations under the Redevelopment Agreement to Bayfront Partners 32 Urban Renewal, L.P. ("**Redeveloper**"), in accordance with Section 6.03(b)(3) of the Redevelopment Agreement; and

WHEREAS, on April 18, 2023, by Resolution 23-04-4, the Agency was authorized to enter into a First Amendment to the Redevelopment Agreement to modify Section 3.02, Section 11.05, Schedule D-Development Timetable, and Schedule I-Majority Owners and thereafter the Agency entered into that First Amendment with the Redeveloper ("**First Amendment**"); and

WHEREAS, the Agency wishes to amend the Redevelopment Agreement to modify Section 2.18 City Infrastructure Improvements to authorize the Redeveloper to construct certain of the required infrastructure improvements and enter into the Second Amendment to the Redevelopment Agreement ("**Second Amendment**"), in substantially the form on file with the Agency; and

WHEREAS, except as expressly authorized herein, all other terms and conditions of the Redevelopment Agreement and First Amendment 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.

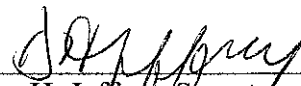
Section 2. The Board of Commissioners hereby authorizes the Second Amendment in substantially the form on file with the Agency.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Second Amendment to Redevelopment Agreement, in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with counsel, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with counsel.

Section 4. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions and execute 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 on September 19, 2023.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A LICENSE AGREEMENT WITH THE
CITY OF JERSEY CITY WITH RESPECT TO JERSEY CITY
FIRE DEPARTMENT TRAINING OPERATIONS 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 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 in order to effectuate the redevelopment of the Redevelopment Area; and

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

WHEREAS, the Agency wishes to grant permission to the City to have the Jersey City Fire Department (the “**JCFD**”) and its employees enter onto the area depicted in Exhibit A (the “**License Area**”) to conduct firefighter training exercises (the “**Authorized Activities**”); and

WHEREAS, the Authorized Activities shall include conducting firefighter training activities, which activities may include, without limitation, truck company operations, stretching hose lines, testing utilities and flow of water, and cutting ventilation holes, but shall not include live burn; and

WHEREAS, Agency has agreed to grant the City access to the License Area to use and occupy the License Area for the purpose of undertaking the Authorized Activities.

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

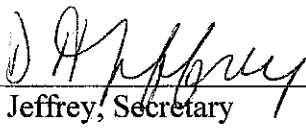
Section 1. The above recitations are hereby incorporated herein as if set forth at length.

Section 2. The Executive Director is hereby authorized and directed to negotiate and execute a License Agreement with the City 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 September 19, 2023.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING SUPPORT OF THE PROJECT IN CONNECTION WITH THE APPLICATION OF BRP COVE POINTE LLC FOR BROWNFIELD REMEDIATION TAX CREDITS IN CONNECTION WITH THE REDEVELOPMENT OF THE PROPERTY IDENTIFIED AS DEVELOPMENT LOTS 25, 29, 30, AND 31 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) and has 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 the same may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

WHEREAS, pursuant to the Redevelopment Law, the City designated the Bayfront I Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment, which is located on the west side of the City bounded by Route 440 to the west, the Hackensack River to the east, Kellogg Street to the south, and with the northerly portion of the area containing the Culver Avenue interchange with Route 440, and which consists of approximately 95 acres with approximately 70 acres of development parcels and 25 acres of public and/or open space; and

WHEREAS, on March 12, 2008, pursuant to Ordinance No. 08-025 and the Redevelopment Law, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, which was amended pursuant to Ordinance No. 21-009 and which resulted in the Bayfront I Redevelopment Plan Amended and Restated, dated February 24, 2021 (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Redevelopment Area; and

WHEREAS, the Redevelopment Plan, in part, provides for the creation of 35 lots for development within the approximately 70 acres of development parcels referenced above, which are currently identified as Block 21901.01, Lots 1, 4, 6, 8 and 9 on the official tax maps of the City (the “**Development Lots**”) and a number of other lots to be developed for public uses and/or open space within the approximately 25 acres of public and/or open space referenced above, which are currently identified as Block 21901.01, Lots 3, 5 and 7 on the official tax maps of the City as depicted on Map 1, the “**Block Identification Map**” in the Redevelopment Plan; and

WHEREAS, on October 10, 2018, the City adopted an ordinance (the “**Acquisition Ordinance**”) authorizing public financing for the acquisition of the Development Lots and construction of certain public infrastructure within the Redevelopment Area; and

WHEREAS, in accordance with the Acquisition Ordinance, the City became the fee simple owner of the Development Lots on January 15, 2019; and

WHEREAS, by Resolution No. 20-06-03 dated June 16, 2020, the Agency conditionally designated BRP Cove Pointe LLC (the “**Redeveloper**”), as the Redeveloper of a portion of the Phase 1 Development Area identified as portions of Block 21901.01, Lots 4 and 6 on the official tax maps of the City, i.e., Development Lot 25 (“**Development Lot 25**” or the “**Phase 2**

Property") and Development Lot 31 ("**Development Lot 31**" or the "**Phase 1 Property**") as depicted on Map 1, the "Block Identification Map" in the Redevelopment Plan, which designation was subsequently extended until June 30, 2023; and

WHEREAS, on December 15, 2021, the City adopted Ordinance Nos. 21-074 and 21-080 authorizing the transfer of the Development Lots, including Development Lot 25 and Development Lot 31, to the Agency, and a subsidy agreement for the public financing for same and thereafter, on January 11, 2022, the Agency became the fee simple owner of the Development Lots, including Development Lot 25 and Development Lot 31; and

WHEREAS, on April 18, 2023, by Resolution 23-04-3, the Agency authorized the execution of Redevelopment Agreement and Purchase and Sale Agreement with the Redeveloper for Development Lot 25, Development Lot 29 ("**Development Lot 29**" or the "**Phase 4 Property**"), Development Lot 30 ("**Development Lot 30**" or the "**Phase 3 Property**") and Development Lot 31 as depicted on Map 1, the "Block Identification Map" in the Redevelopment Plan, as such term is defined in the Redevelopment Law (the "**Redevelopment Agreement**"); and

WHEREAS, the Redevelopment Agreement provides for the redevelopment of the Development Lot 25, Development Lot 29, Development Lot 30, and Development Lot 31 (collectively, the "**Property**") in four (4) phases with a total of approximately 1,500 dwelling units with sixty-five percent (65%) of those dwelling units as market rate residential rental units, twenty percent (20%) of the dwelling units as Low and Moderate Income Housing Units (as defined in the Redevelopment Agreement), and the remaining fifteen percent (15%) of the dwelling units as Workforce Housing Units (as defined in the Redevelopment Agreement), a charter school, parking, various amenities and on-site improvements in accordance with the Redevelopment Plan (the "**Project**"); and

WHEREAS, the Redeveloper is seeking Brownfield Remediation Tax Credits in connection with this Project and intends to apply for such credits ("**Application**"); and

WHEREAS, the Agency wishes to submit a letter in support of the Project contemplated in the Redevelopment Agreement,

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

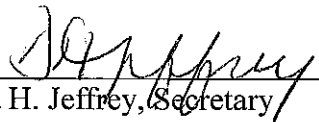
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes the Agency to submit a letter in support of the Project contemplated in the Redevelopment Agreement.

Section 3. 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 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of September 19, 2023.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE ACCESS AGREEMENT WITH ONE JOURNAL SQUARE TOWER NORTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE TOWER SOUTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE PARTNERS URBAN RENEWAL COMPANY LLC, AND ONE JOURNAL SQUARE CONDOMINIUM ASSOCIATION INC. WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

WHEREAS, in accordance with the Redevelopment Law, the City designated that certain area known as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Journal Square 2060 Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

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

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

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

WHEREAS, the Agency and the City have entered into a Memorandum of Understanding with the City and the Centre national d’art et de culture Georges Pompidou as the cultural partner for the redevelopment of the Pathside Building in order to design and renovate the Pathside Building and prepare it to be used as a cultural hub with uses

potentially including, but not limited to, a museum, gallery, studio, educational and event space, café, restaurant and/or museum shop (the “**Pathside Museum Project**”); and

WHEREAS, on October 21, 2020, the Agency and One Journal Square Tower North Urban Renewal Company LLC, One Journal Square Tower South Urban Renewal Company LLC, One Journal Square Partners Urban Renewal Company LLC (collectively the “**One Journal Square Owners**”) entered into an Amended and Restated Redevelopment Agreement (“**Redevelopment Agreement**”) for the property known as 10 Journal Square, Jersey City, New Jersey, identified on the tax map of the City as Block 9501, Lot 23 (the “**One Journal Premises**”); and

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

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

WHEREAS, the One Journal Square Owners requested an Amendment to the Access Agreement (the “**First Amendment**”) to install a temporary electrical panel from the Pathside Building electrical service to power small sump pumps and temporary heat tracing (“**Additional Work**”), which was approved by the Agency on December 20, 2022 via Resolution No. 22-12-12; and

WHEREAS, the Access Agreement expired on August 31, 2023 and the One Journal Square Owners have requested an additional Amendment to the Access Agreement (the “**Second Amendment**”) that would allow additional time to complete the Additional Work; and

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

WHEREAS, the Second Amendment will continue to authorize One Journal Square Owners and their agents, representatives, designees, consultants, contractors, and/or subcontractors to access the Pathside Property to perform the Additional Work, commencing on or about August 31, 2023 until October 31, 2023,

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.

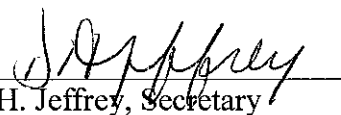
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

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

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

Section 4. This Resolution shall take effect immediately.

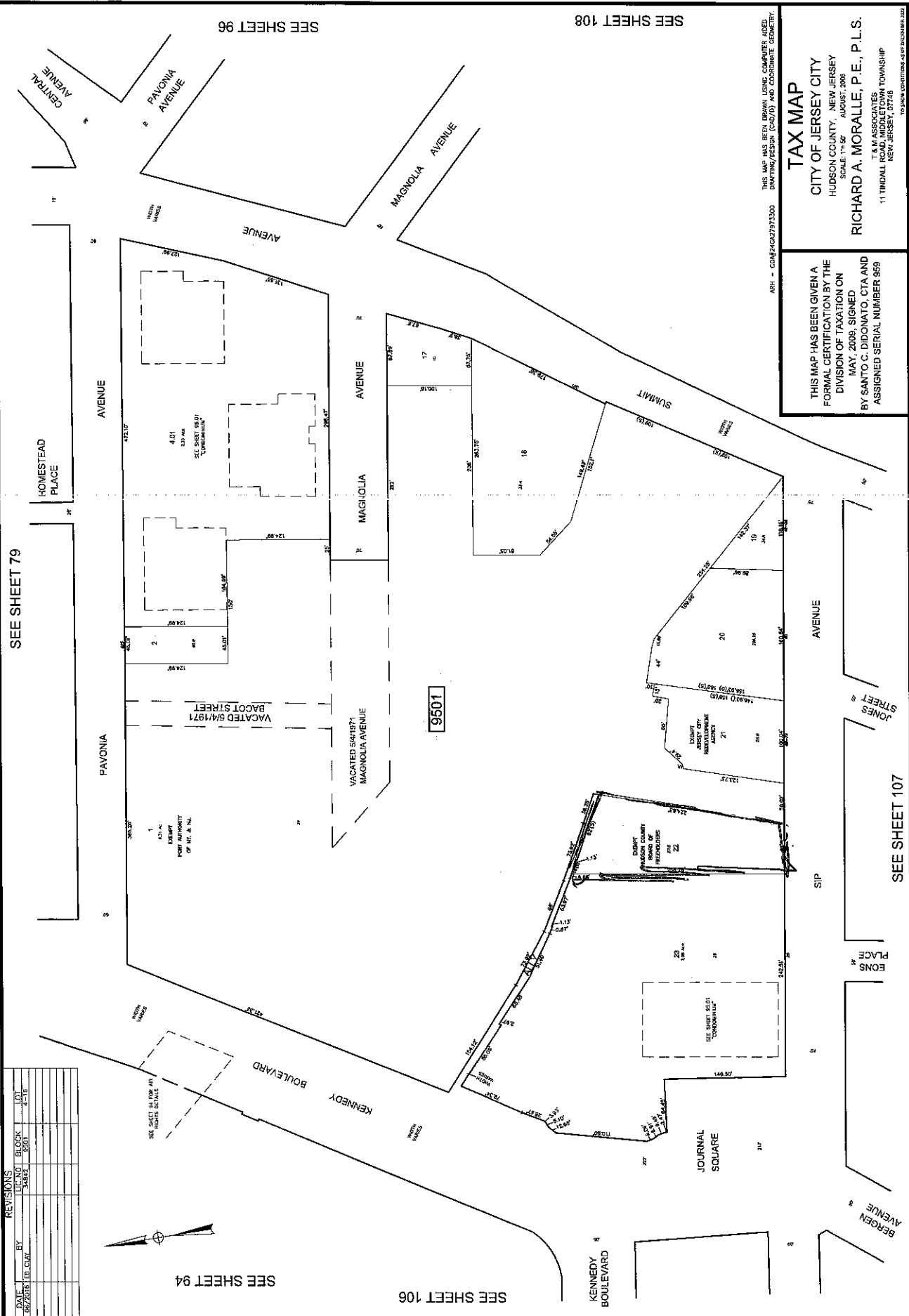
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 19, 2023.


Diana H. Jeffrey, Secretary

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

REVISIONS			
DATE	BY	REASON	LOI
06/28/05	ED. CLAR	5001	4-15

SEE SHEET 79



TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
T&M ASSOCIATES
11 TINDALL ROAD, TOWNSHIP
NEW JERSEY 07748
732.960.4000

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

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CADD) AND COORDINATE GEOMETRY
DATA - COMPTON/2793300

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE AWARD OF PROFESSIONAL SERVICES CONTRACT NO.
23-09-RN18 WITH THORNTON TOMASETTI, INC. FOR FAÇADE
ENGINEERING SERVICES FOR THE PROPERTY LOCATED AT
BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP
AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25
PATHSIDE, WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT PLAN AREA**

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

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

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

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

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan and to support the Pathside Museum Project, the Agency determined it has a need for façade engineering services (the “Original Services”); and

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

WHEREAS, on March 2, 2022, the Agency issued a Request for Proposals for the Original Services to certain engineering professionals with museum expertise ("**RFP**") which RFP fully describes the scope of the Original Services required by the Agency; and

WHEREAS, in response to the RFP, Thornton Tomasetti, Inc. ("**TT**") submitted a detailed proposal to the Agency for Original Services dated March 21, 2022 (the "**Proposal**"); and

WHEREAS, by Resolution 22-04-16 the Agency was authorized to enter into Contract 22-04-RN8 with TT (the "**2022 Contract**") to perform the Original Services as outlined in the Proposal, for a total amount of fees not to exceed One Hundred Ninety-Five Thousand Dollars (\$195,000.00); to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency determined the need for additional façade engineering services including services related to the design of the bridge, below grade waterproofing, and façade access ("**Additional Services**", together with the Original Services, the "**Services**") and such Additional Services were not included in the scope of services in the Proposal; and

WHEREAS, on June 20, 2023, by Resolution 23-06-18 the Agency was authorized to enter into an amendment to the 2022 Contract to include the Additional Services for an additional amount not to exceed Two Hundred Eight Thousand Dollars (\$208,000) ("**2022 Contract Amendment**"); and

WHEREAS, the Agency wishes to enter into a new contract with TT to perform the remainder of the Services for an amount not to exceed the amounts set forth in the Contract and the Contract Amendment (\$403,000) less the amount of fees incurred to date totaling \$134,157, for a total amount of \$268,843 which contract will be based on the terms and conditions and rates set forth in the 2022 Contract, 2022 Contract Amendment, and 2023 Contract ("**2023 Contract**"), for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the 2023 Contract, whichever is earlier; and

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

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

WHEREAS, the 2023 Contract will be funded by monies received from the City in accordance with the Cooperation Agreement and/or grant funds to be awarded to by the Agency from New Jersey Department of State Council on the Arts; and

WHEREAS, notice of the award of the 2023 Contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency 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 2023 Contract to complete the Services, for an amount not to exceed Four Hundred Three Thousand Dollars (\$403,000) less the fees incurred to date by TT totaling \$134,157, for a total amount of \$268,843 based on the terms, conditions and rates set forth in the 2022 Contract, 2022 Contract Amendment, and 2023 Contract for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the 2023 Contract, whichever is earlier, all subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and/or modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

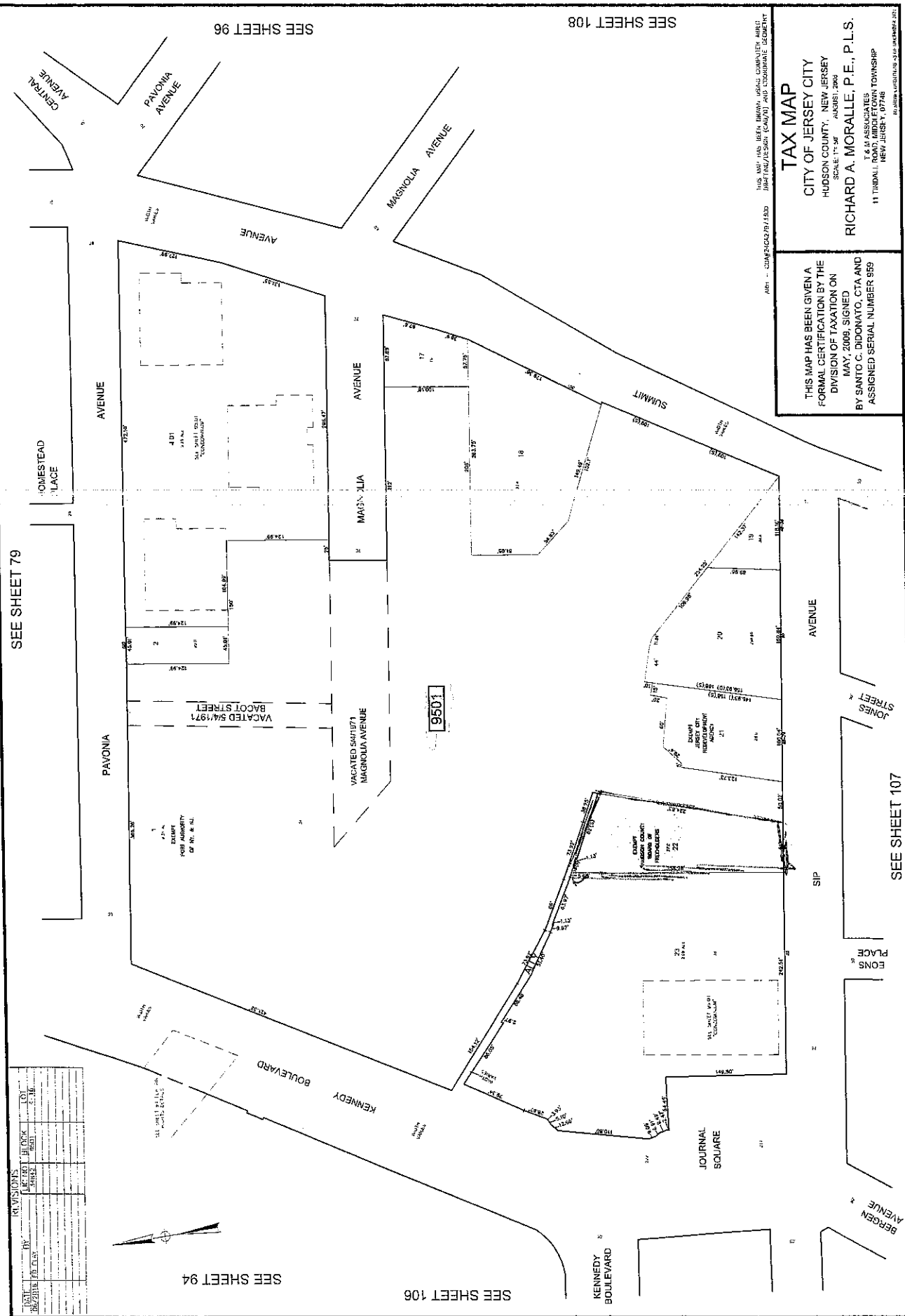
Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are hereby authorized to negotiate, execute and deliver the 2023 Contract with TT for the Services to effectuate this 2023 Contract award, in consultation with counsel, and to undertake all actions necessary to effectuate the 2023 Contract and this Resolution, all in accordance with the LPCL, and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of September 19, 2023.


Diana H. Jeffrey, Secretary

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE EXECUTION OF PROFESSIONAL SERVICES CONTRACT
NO. 23-09-RN19 WITH BUREAU BAILLET FOR LEGAL
SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 9501,
LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 PATHSIDE,
WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT
PLAN AREA**

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is responsible for implementing redevelopment plans and carrying out redevelopment projects in 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 may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

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

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

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

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

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

WHEREAS, the Agency has a continued need for specialized legal services in connection with the Project (the "**Legal Services**") and its contractual relationship with the Centre Pompidou from an experienced and qualified law firm with an expertise in French Law; and

WHEREAS, pursuant to Resolution No. 21-08-12 adopted on November 1, 2021, the Agency entered into Contract No. 21-08-CJ4 with Bureau Baillet (the "**Attorney**") for the Legal Services (the "**2021 Contract**") in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**") which contract was amended by Resolution 22-03-6 to increase the total contract amount; and

WHEREAS, the term of the 2021 Contract term has expired, and the Agency wishes to enter into a new professional services agreement with the Attorney for the Legal Services; and

WHEREAS, the Attorney submitted a proposal for the Legal Services dated September 7, 2023 (the "**Proposal**"), for a total amount not to exceed Twenty Thousand United States Dollars (\$20,000.00), payable in accordance with the rates in the Proposal, and for a maximum term of one (1) year; and

WHEREAS, the contract amount shall be inclusive of all labor and expenses; and

WHEREAS, the Agency wishes to enter into a contract with the Attorney to perform the Legal Services for a total amount not to exceed Twenty Thousand United States Dollars (\$20,000.00), based on the terms and conditions set forth in the Agency's form contract ("**2023 Contract**"), for a term to expire upon completion of the Legal Services and all related tasks, or twelve (12) months after the effective date of the 2023 Contract, whichever is earlier; and

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

WHEREAS, the 2023 Contract will be funded by monies received from the City in accordance with the Cooperation Agreement and/or grant funds to be received by the Agency from New Jersey Department of State Council on the Arts; and

WHEREAS, notice of the award of the agreement authorized herein 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:

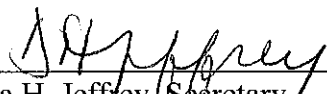
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a professional services agreement with the Attorney to perform the Legal Services listed in the Proposal, for an amount not to exceed Twenty Thousand United States Dollars (\$20,000.00), payable in accordance with the rates set forth in the Proposal, and for a maximum term of one (1) year, all subject to the terms and conditions set forth in the Agency's form professional services agreement.

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

Section 4. This Resolution shall take effect immediately.

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

SEE SHEET 79

SEE SHEET 96

SEE SHEET 94

SEE SHEET 106

SEE SHEET 108

THIS MAP HAS BEEN DRAWN USING COMPIG-H AIDS
INTEGRATING/RE-SHAPE (CALC/13) AND COORDINATE GEOMETRY.

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"= 50' AUGUST, 2006

SCALE 1" = 50' AUGUST, 2000
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07746

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

SEE SHEET 107

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENTS WITH 808 PAVONIA PHASE I OWNER, LLC AND WITH 808 PAVONIA PHASE II OWNER, LLC FOR PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 10601, LOTS 38 AND 39 AND BLOCK 9404, LOTS 34, 35, AND 41, COMMONLY KNOWN AS 813 PAVONIA AVENUE, 270 MAGNOLIA AVENUE, 808 PAVONIA AVENUE, 132-140 VAN REIPEN AVENUE, AND 12 BRYAN PLACE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

WHEREAS, in accordance with the Redevelopment Law, the City designated certain properties around Journal Square as either rehabilitation areas or redevelopment areas (the “**Redevelopment Plan Area**”) and enacted a redevelopment plan entitled the “Journal Square 2060 Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Plan Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, on May 17, 2022, the Agency adopted Resolution No. 22-05-7 designating KRE/Silverstein 808 Pavonia LLC (the “**Original Redeveloper**”) as the redeveloper of certain parcels within the Redevelopment Plan Area identified on the official tax maps of the City as Block 10601, Lots 38 and 39 and Block 9404, Lots 34, 35, and 41, commonly known as 813 Pavonia Avenue, 270 Magnolia Avenue, 808 Pavonia Avenue, 132-140 Van Reipen Avenue, and 12 Bryan Place (collectively, the “**Property**”); and

WHEREAS, on August 16, 2022, the Agency adopted Resolution No. 22-08-6 authorizing the execution of a redevelopment agreement with the Original Redeveloper (the “**Original Redevelopment Agreement**”); and

WHEREAS, on November 22, 2022 the Agency adopted Resolution 22-11-10 authorizing a first amendment to the Original Redevelopment Agreement, which was not executed; and

WHEREAS, the Original Redeveloper proposed to develop, finance and construct the Project (as defined in the Original Redevelopment Agreement) in two (2) distinct phases (each, a “**Phase**”); and

WHEREAS, the Original Redeveloper requested that the Agency terminate the Original Redevelopment Agreement and authorize two separate redevelopment agreements with its affiliates to develop the Property in two phases; and

WHEREAS, 808 Pavonia Phase I Owner, LLC (the "**New Phase 1 Redeveloper**") and 808 Pavonia Phase II Owner, LLC (the "**New Phase 2 Redeveloper**"), affiliates of the Original Redeveloper, are the new contract purchasers of the Property; and

WHEREAS, the New Phase 1 Redeveloper proposed to develop, finance and construct on the Property a project consisting of one (1) 48-story high rise tower (the "**South Tower**" or "**Building 1**" as identified in the Redevelopment Plan) to be constructed on the southerly portion of the Property immediately adjacent to the Loading Dock Area, containing 565-625 market rate residential rental units, 2,542-2,810 square feet of ground floor café space, 232-256 parking spaces of the Parking Garage, and a separate one (1) story building connected to Building 1 by a sky walk containing 3,342-3,694 square feet of gallery and café space, and amenities including a sundeck and outdoor pool for building residents ("**Building 2**" as identified in the Redevelopment Plan), improved publicly accessible open space, plazas and walkways, a turnaround/drop off area servicing the South Tower, improvements to the walkway adjacent to the Loew's Theatre beginning at John F. Kennedy Boulevard and terminating at the foot of Magnolia Street ("**Concourse West**"), improvements to the plaza which connects Concourse West/Gloria Esposito Way to Magnolia Street utilizing approximately 60 feet of the Magnolia Street right-of-way (the "**Magnolia Street Plaza**"), construction of a segment of the Pavonia-Van Reipen Connector, construction of the PATH Access Corridor (as defined herein), and the subdivision, conveyance, clearance and grading of the Loading Dock Area (the "**Phase 1 Project**"); and

WHEREAS, as part of the Project, the Original Redeveloper proposed to convey no less than 6,400 square feet of land (the "**Loading Dock Area**") on the southerly portion of Lot 39 of the Property immediately adjacent to property identified as Block 10601, Lot 41 on the official tax maps of the City (the "**Loew's Theatre**") to the Agency in order to enable the City to construct, operate, maintain, repair and replace a loading dock structure to service the Loew's Theatre; and

WHEREAS, the Subdivision Plan that separates the Loading Dock Area from the Property has been approved; and

WHEREAS, the New Phase 2 Redeveloper proposed to develop, finance and construct on the Property a project consisting of one (1) 55-story high rise tower to be constructed on the northerly portion of the Property immediately adjacent to Phase 1 (the "**North Tower**" or "**Building 4**" as identified in the Redevelopment Plan) containing 564-624 market rate residential rental units and a continuation of the Parking Garage consisting of 119-131 parking spaces, improved landscaped and hardscaped publicly accessible plaza and open space, a drop off area servicing the North Tower, the Dog Park, and the remaining segment of the Pavonia-Van Reipen Connector (the "**Phase 2 Project**," together with the Phase 1 Project, the "**Project**"); and

WHEREAS, on March 21, 2023, the Board of Commissioners of the Agency adopted Resolution No. 23-03-11 designating the New Phase 1 Redeveloper as the redeveloper of the Phase 1 Project and authorizing a redevelopment agreement with the New Phase 1 Redeveloper (the **"Phase 1 Redevelopment Agreement"**); and

WHEREAS, Resolution No. 23-03-11 also designated the New Phase 2 Redeveloper as the redeveloper of the Phase 2 Project and authorizing a redevelopment agreement with the New Phase 2 Redeveloper (the **"Phase 2 Redevelopment Agreement"**); and

WHEREAS, the New Phase 1 Redeveloper and the Agency entered into the Phase 1 Redevelopment Agreement as of March 30, 2023; and

WHEREAS, the New Phase 2 Redeveloper and the Agency entered into the Phase 2 Redevelopment Agreement as of March 30, 2023; and

WHEREAS, pursuant to Resolution 23-06-14 adopted on June 14, 2023, the Agency authorized a First Amendment to the Redevelopment Agreement (the **"Phase 1 First Amendment"**) extending the requirement that the Phase I Redeveloper acquire title to the Phase I Property by no later than June 30, 2023 to no later than September 30, 2023 and extending all corresponding deadlines and milestones by ninety (90) days; and

WHEREAS, the Agency and the Phase I Redeveloper entered into the Phase 1 First Amendment on June 29, 2023; and

WHEREAS, the Agency and the New Phase 1 Redeveloper desire to enter into a Second Amendment to the Phase 1 Redevelopment Agreement (the **"Phase 1 Second Amendment"**) to amend the milestone dates and deadlines; and

WHEREAS, pursuant to Section 1.03 of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 First Amendment, the New Phase 1 Redeveloper is required to acquire the Phase 1 Property no later than September 30, 2023, which shall be amended to December 29, 2023; and

WHEREAS, pursuant to Section 2.15(a), (b), (c), (d), and (e) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 First Amendment, the New Phase 1 Redeveloper is required to apply to the City for the Concourse West Temporary Construction and Permanent Maintenance Easement Agreement, Magnolia Street Plaza Temporary Construction and Permanent Maintenance Easement Agreement, Pavonia-Van Reipen Connector Public Easement Agreement, Public Access Easement Agreement, and the Phase 1 Street Extensions Easement Agreement no later than October 31, 2023, all of which shall be amended to January 31, 2024; and

WHEREAS, pursuant to Section 2.15(f) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 First Amendment, the New Phase 1 Redeveloper is to transfer the Loading Dock Area to the Agency concurrently with the acquisition of

the Phase 1 Property no later than September 30, 2023, which shall be amended to December 29, 2023; and

WHEREAS, pursuant to Section 2.15(f) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 First Amendment, the New Phase 1 Redeveloper is to begin demolition, clearing and grading the Loading Dock Area no later than October 31, 2023, which shall be amended to January 31, 2024; and

WHEREAS, pursuant to Section 2.15(f) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 First Amendment, the existing improvements in the Loading Dock Area shall be demolished, and the land shall be cleared, and graded no later than December 30, 2023, which shall be amended to March 31, 2024; and

WHEREAS, pursuant to Section 2.15(f) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 First Amendment, if the New Phase 1 Redeveloper fails to commence demolition, by December 1, 2023, the Agency, in addition to its other remedies under the Phase 1 Redevelopment Agreement, may elect to enter upon the Property undertake or complete the demolition, clearing and grading the site, the cost of which shall be charged back to New Phase 1 Redeveloper, which shall be amended to February 28, 2024; and

WHEREAS, pursuant to Section 2.16(a) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 First Amendment, Cultural Arts Fund Contribution shall be due concurrently with Phase 1 Redeveloper's acquisition of the property, but in no event later than September 30, 2023, which shall be amended to December 29, 2023; and

WHEREAS, pursuant to Section 2.16(a) of the Phase 1 Redevelopment Agreement, in the event that Phase 1 Redeveloper has not obtained title to the Property by September 30, 2023, the Redeveloper may elect to terminate this Phase 1 Redevelopment Agreement, which shall be amended to December 29, 2023; and

WHEREAS, the commencement date of construction, pursuant to the Phase 1 First Amendment, is currently March 1, 2024, which shall be amended to June 1, 2024; and

WHEREAS, the completion date of construction, pursuant to the Phase 1 First Amendment, is currently May 1, 2028, which shall be amended to August 1, 2028; and

WHEREAS, pursuant to Resolution 23-06-14 adopted on June 14, 2023, the Agency authorized a First Amendment to the Phase 2 Redevelopment Agreement (the "**Phase 2 First Amendment**") extending the requirement that the Phase 2 Redeveloper acquire title to the Phase 2 Property by no later than June 30, 2023 to no later than September 30, 2023 and extending all corresponding deadlines and milestones by ninety (90) days; and

WHEREAS, the Agency and the Phase 2 Redeveloper entered into the **Phase 2 First Amendment** on June 29, 2023; and

WHEREAS, the Agency and the New Phase 2 Redeveloper desire to enter into a Second Amendment to the Phase 2 Redevelopment Agreement (the “**Phase 2 Second Amendment**”) to amend the milestone dates and deadlines; and

WHEREAS, pursuant to Section 1.03 of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 First Amendment, the New Phase 2 Redeveloper is required to acquire the Phase 2 Property no later than September 30, 2023, which shall be amended to December 29, 2023; and

WHEREAS, pursuant to Section 2.15(d) of the of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 First Amendment, New Phase 1 Redeveloper will file the Subdivision Plan for Loading Dock Area concurrently with the closing of title on the property, but by no later than September 30, 2023, which shall be amended to December 29, 2023; and

WHEREAS, pursuant to Section 2.16(a) of the of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 First Amendment, the Cultural Arts Fund Contribution is to be paid by the New Phase 1 Redeveloper under the Phase 1 Redevelopment Agreement concurrently with New Phase 1 Redeveloper’s acquisition of the Phase 1 Property, but in no event later than September 30, 2023, which shall be amended to December 29, 2023; and

WHEREAS, pursuant to Section 2.16(a) of the of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 First Amendment, in the event that New Phase 1 Redeveloper and the New Phase 2 Redeveloper shall not have acquired the property by September 30, 2023, the New Phase 2 Redeveloper may elect to terminate the Phase 2 Redevelopment Agreement, which shall be amended to December 29, 2023; and

WHEREAS, the date for receipt of all government approvals, other than Preliminary and Final Site Plan Approval, pursuant to the Phase 2 First Amendment, is currently December 31, 2026, which shall be amended to March 31, 2027; and

WHEREAS, the commencement date of construction, pursuant to the Phase 2 First Amendment, is currently May 31, 2028, which shall be amended to August 31, 2028; and

WHEREAS, the completion date of construction, pursuant to the Phase II First Amendment, is currently November 30, 2031, which shall be amended to February 28, 2032; and

WHEREAS, the respective development timetables in the Phase 1 First Amendment and Phase 2 First Amendment shall be updated consistent with the amended dates in this resolution,

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 the Phase 1 Second Amendment and the Phase 2 Second Amendment as set forth herein.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver the Phase 1 Second Amendment and the Phase 2 Second Amendment, in substantially the forms on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with counsel, and any and all other documents necessary or desirable to effectuate this Resolution, Phase 1 Second Amendment, and the Phase 2 Second Amendment.

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 September 19, 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				✓

SEE SHEET 78

LIBERTY AVENUE

NEWARK

AVENUE

KENNEDY

AVENUE

TONNELE

BROADWAY

SEE SHEET 93

VAN REIPEN AVENUE

TONNELE AVENUE

PAVONNA AVENUE

COTTAGE

STREET

BOULEVARD

VAN REIPEN AVENUE

SEE SHEET 95

SEE SHEET 79

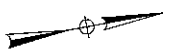
DATE	BY	REVISIONS	BLOCK	LOT
10/01/01	CHARLES A. AMENSON	15554	3103	1
05/20/03	ED. G. G. R.	15827	3103	1

SEE SHEET 106

APR - CONVEYANCE 07/13/06
THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING DESIGN (CADD) AND CONFORMS TO CURRENT

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST 2005
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TUNNELL ROAD, SUITE 200
NEW JERSEY 07102
10-20000-0000-00-00-0000-0000

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2005, SIGNED
BY SANTO C. DI DONATO, CTA AND
ASSIGNED SERIAL NUMBER 959



DATE	BY	REVISIONS	LIC. NO.	BLOCK	LOT
10/20/03	CHURCH & MERRICK	15824	15824	53	39
10/20/03	CHURCH & MERRICK	15824	15824	53	39
10/20/03	CHURCH & MERRICK	15824	15824	53	39
10/20/03	CHURCH & MERRICK	15824	15824	53	39
10/20/03	CHURCH & MERRICK	15824	15824	53	39

SEE SHEET 94

SEE SHEET 105

SEE SHEET 120

KENNEDY BOULEVARD

VAN REYPEN AVENUE
NEWKIRK AVENUE

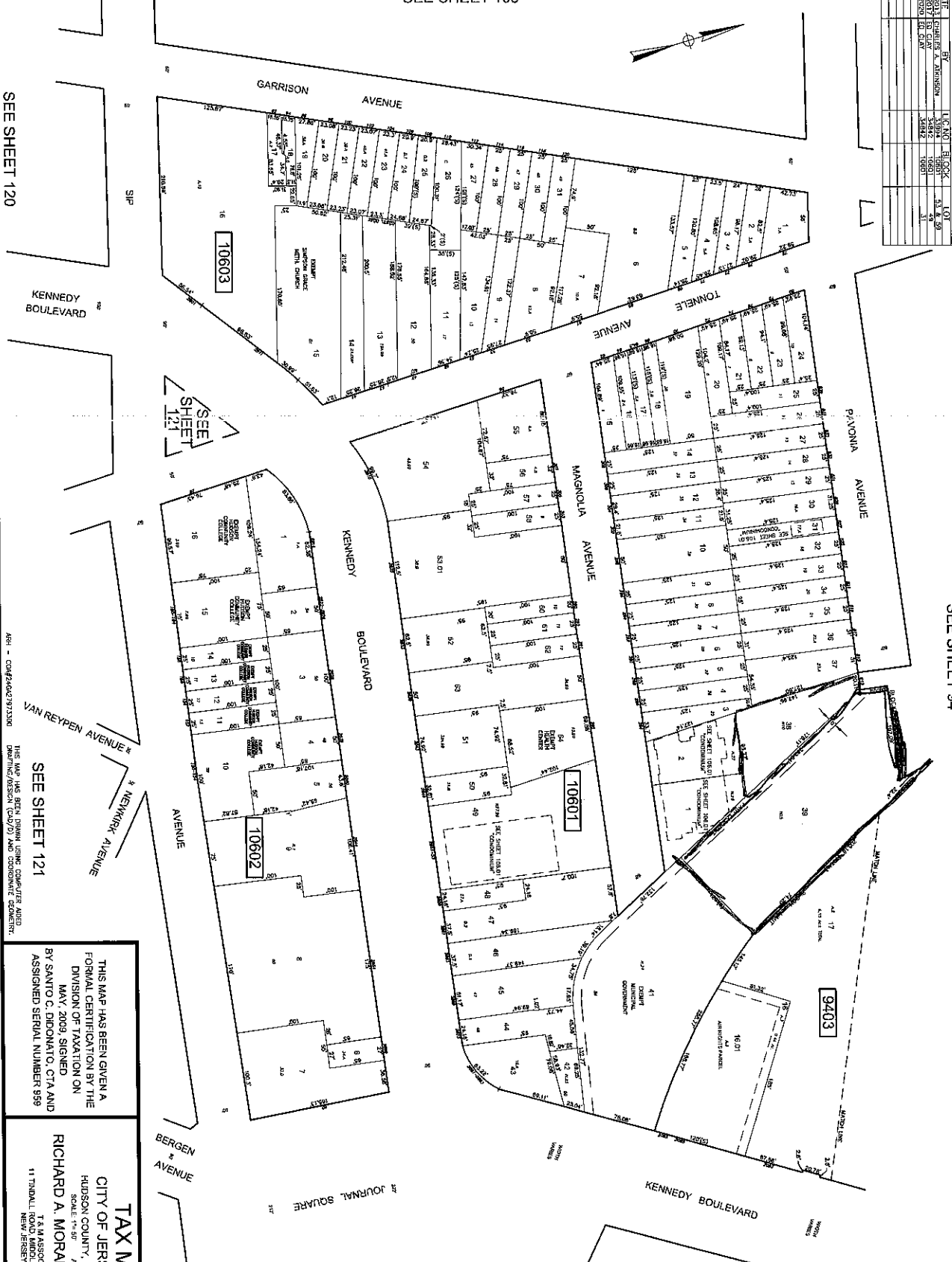
SEE SHEET 121

THIS MAP HAS BEEN PREPARED USING COMPUTER AIDED
DRAWING SYSTEM (CAD) AND CONFORMS TO THE
STANDARD OF THE NEW JERSEY DEPARTMENT OF TREASURY

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TRIBALL ROAD, SUITE 200
NEW JERSEY 07093-1777
© 2008 T & M ASSOCIATES, LLC

SEE SHEET 95



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING CONTRACT NO. 21-06-RN2 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY LOCATED AT BLOCK 17301, LOT 10 AND BLOCK 17401, LOT 1 WITHIN THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY

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

WHEREAS, the City and the Agency have determined to undertake a project to redevelop certain properties throughout the City with an aim to develop the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a 111-mile continuous pedestrian and bicycle trail (the “**Morris Canal Greenway**”); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, specifically *N.J.S.A. 40A:12A-22(k)*, the Agency requires from time to time the services of certain professionals to assist the Agency in discerning the economic and environmental viability for potential redevelopment of various parcels; and

WHEREAS, Gallagher Bassett Technical Services, Inc. (“**GBTS**”) submitted a proposal to the Agency dated June 4, 2021 (the “**Proposal**”), to perform the services of a Licensed Site Remediation Professional (“**LSRP**”) in connection with the Site Investigation Services required for a portion of the Morris Canal Greenway identified as Block 17301, Lot 10 and Block 17401, Lot 1 the City’s tax maps (the “**LSRP Services**”); and

WHEREAS, by Resolution No. 21-06-13 adopted on June 15, 2021, the Agency’s Board of Commissioners authorized Contract No. 21-06-RN2 with GBTS dated June 16, 2021 to perform the LSRP Services for a period of one (1) year (the “**Contract**”) for a total cost not to exceed \$81,550.00; and

WHEREAS, by Resolution No. 22-09-18 adopted on September 20, 2022, the Agency’s Board of Commissioners reauthorized the Contract for a period of one (1) year, for a total cost not to exceed the then-remaining Contract amount of \$68,825.00; and

WHEREAS, GBTS requires additional time to complete the LSRP Services; and

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

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

WHEREAS, the Agency desires to reauthorize the professional services agreement with GBTS to perform and complete the LSRP Services at the rates set forth in the Proposal for a total amount not to exceed the remaining Contract amount of \$32,821.27; and

WHEREAS, funds are available for the costs of the LSRP Services; and

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

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

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

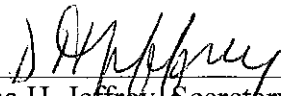
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby reauthorizes the Contract with GBTS in a total amount not to exceed the remaining Contract amount of \$32,821.27, payable in accordance with the rates set forth in the Proposal, and for a term expiring either one (1) year from the effective date of such reauthorized contract or upon completion of the LSRP Services, whichever is earlier, in accordance with the terms and conditions set forth in the Agency's form professional services agreement.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the professional services agreement authorized herein, together with such additions, deletions and/or modifications as may be deemed necessary in consultation with counsel, and 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 September 19, 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				✓

SEE SHEET 154

SEE SHEET 172

SEE SHEET 189

SEE SHEET 155

SEE SHEET 174

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/3) AND COORDINATE GEOMETRY.

TAX MAP

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

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

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

8H - COA#24GA27973300

SEE SHEET 174

SEE SHEET 200

[illegible]

SEE SHEET 156

WOODWARD STREET -

JOHNSTON

AVENUE

STREET

SEE SHEET 155

SEE SHEET 190

SEE SHEET 173

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED

TAX MAP

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

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

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

PRH - COA#24GA27973300

SEE SHEET 200

[illegible]

TO SHOW CONDITIONS AS OF 11/03/2018 A 342

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 Site 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, 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 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, 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 Board of Commissioners of the Jersey City Redevelopment Agency previously adopted Resolution No. 22-06-03 on June 21, 2022 establishing guidelines for the conditional designation of redevelopers in all project areas (the "**Redeveloper Designation Guidelines**"); and

WHEREAS, the Redeveloper Designation Guidelines provide, among other

things, that the initial conditional designation period shall be one year (12 months) from the date of the redeveloper designation and that, upon the expiration of that initial designation period, the conditional designation shall automatically expire without the necessity of further action by the Board of Commissioners, except that the Agency shall have the right, subject to the approval of the Board of Commissioners, to further extend the redeveloper designation period for additional time periods as may be deemed necessary in light of exceptional circumstances, such as negotiation complexity, events of force majeure, or other factors.

WHEREAS, the Agency wishes to extend the conditional designation of Aazul Home Constructions, LLC as the sole redeveloper of this Property for an additional time period so that the parties have the benefit of the full one-year initial redeveloper designation period provided within the Redeveloper Designation Guidelines in order to negotiate and finalize a Redevelopment Agreement.

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 time period until April 18, 2024 so that the parties have the benefit of the full one-year initial redeveloper designation period provided within the Redeveloper Designation Guidelines in order to negotiate and finalize a Redevelopment Agreement.

Section 3. The conditional designation of Aazul Home Constructions, LLC as the sole redeveloper of this Property shall automatically expire as of April 19, 2024; provided, however, that the Agency shall have the right, subject to the approval of the Board of Commissioners, to further extend the redeveloper designation period for additional time periods as may be deemed necessary in light of exceptional circumstances, such as negotiation complexity, events of force majeure, or other factors.

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 September 19, 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 AMENDMENTS TO THE JERSEY CITY REDEVELOPMENT AGENCY'S ADMINISTRATIVE POLICIES & PROCEDURES HANDBOOK

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

WHEREAS, the Agency utilizes an Administrative Policies & Procedures Handbook (the "Handbook") to provide internal policies, rules, and regulations to employees of the Agency; and

WHEREAS, the Agency desires to amend the Handbook, in the form on file with the Agency (the "Amended Handbook"),

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

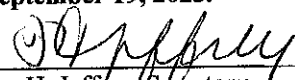
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Amended Handbook is hereby approved in substantially the form on file with the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of September 19, 2023.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES CONTRACT 23-09-JL2 WITH WIELKOTZ
& COMPANY, LLC TO PROVIDE PROFESSIONAL ACCOUNTING
AND FINANCIAL SERVICES IN ALL PROJECT AREAS**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") is a public body established by the City of Jersey City (the "**City**") pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency routinely requires accounting and financial services (as further defined herein, the "**Financial Services**"); and

WHEREAS, the Financial Services include (i) acting as the Agency's Chief Financial Officer (the "**CFO Services**"); (ii) performance of Financial Services separate and apart from those rendered as Chief Financial Officer for special projects (the "**Additional Financial Services**"); and (iii) performance of additional financial services specifically in connection with the Bayfront I Redevelopment Area (the "**Bayfront Financial Services**"); and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, the Financial Services are professional services exempt from public bidding; and

WHEREAS, Wielkottz & Company, LLC ("**Wielkottz**") submitted a proposal to the Agency dated September 11, 2023 (the "**Proposal**"), to provide the Financial Services; and

WHEREAS, Wielkottz possesses the skills and expertise to provide the Financial Services; and

WHEREAS, the Agency desires to enter into a professional services contract with Wielkottz (the "**Contract**") to provide the Financial Services for a term not to exceed one (1) year to commence on September 30, 2023 and expire on September 30, 2024, for an amount not to exceed: (i) \$7,500.00 per month for the CFO Services, for a total aggregate amount not to exceed \$90,000.00; (ii) a total aggregate amount not to exceed \$35,000 which will be billed monthly for Additional Financial Services; (iii) a total aggregate amount not to exceed \$35,000 for Bayfront Financial Services; and (iv) a total aggregate amount not to exceed \$35,000 for Pathside Financial Services, all of which shall be payable in accordance with the rates and terms set forth in the Proposal; and

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

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

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

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

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


Section 2. The Board of Commissioners hereby awards the Contract for the Financial Services to Wielkotz for a term not to exceed one (1) year to commence on September 30, 2023 and expire on September 30, 2024, for an amount not to exceed: for an amount not to exceed: (i) \$7,500.00 per month for the CFO Services, for a total aggregate amount not to exceed \$90,000.00; (ii) a total aggregate amount not to exceed \$35,000 which will be billed monthly for Additional Financial Services; (iii) a total aggregate amount not to exceed \$35,000 for Bayfront Financial Services; and (iv) a total aggregate amount not to exceed \$35,000 for Pathside Financial Services, all of which shall be payable in accordance with the rates and terms set forth in the Proposal; and all of which shall be payable in accordance with the rates and terms set forth in the Proposal, and all in accordance with the terms and conditions set forth in the Agency's form professional services agreement.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the professional services agreement authorized herein, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of September 19, 2023.

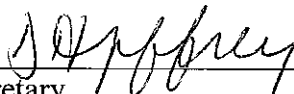

Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negrón, 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
SEPTEMBER 19, 2023**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of September 19, 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 September 19, 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 September 19, 2023

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

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
BROWN - BROWN METRO INC.								
BROWN - BROWN METRO INC.	8/30/2023	5/24/2023	12320153	Insurance Renewal Policy - 2023-2024	\$1,195.00	\$0.00		\$1,195.00
				Totals for BROWN - BROWN METRO INC.: 1 invoice(s) listed.	\$1,195.00	\$0.00		\$1,195.00
				GRAND TOTALS:	\$1,195.00	\$0.00		\$1,195.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (8/30/2023)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Able Care Group LLC								
Able Care Group LLC	9/19/2023	8/31/2023	62807176786	Replaced (2) Batteries For Chair Lift- 665 Oc	\$360.00	\$0.00		\$360.00
				Totals for Able Care Group LLC: 1 invoice(s) listed.	\$360.00	\$0.00		\$360.00
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	9/19/2023	9/15/2023	60	Scaffold Services at 84 Sip Avenue- Septembe	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC: 1 invoice(s) listed.	\$1,200.00	\$0.00		\$1,200.00
AFLAC								
AFLAC	9/19/2023	9/1/2023	September	Employee Deductions per Payroll -	\$522.12	\$0.00		\$522.12
				Totals for AFLAC: 1 invoice(s) listed.	\$522.12	\$0.00		\$522.12
BEACON								
BEACON	9/19/2023	7/31/2023	56-07-23	Professional Services- 20% Data Gathering &	\$1,640.00	\$0.00		\$1,640.00
BEACON	9/19/2023	8/11/2023	29-08-23	Professional Services- 75% Data Gathering &	\$4,510.00	\$0.00		\$4,510.00
BEACON	9/19/2023	3/11/2022	40-03-22	Professional Services- E. Linden Ave. & Morr	\$830.00	\$0.00		\$830.00
				Totals for BEACON: 3 invoice(s) listed.	\$6,980.00	\$0.00		\$6,980.00
BLACKBAUD INC								
BLACKBAUD INC	9/19/2023	8/29/2023	inv-0600312233	Financial System - Renewal FENXT	\$7,625.90	\$0.00		\$7,625.90
				Totals for BLACKBAUD INC: 1 invoice(s) listed.	\$7,625.90	\$0.00		\$7,625.90
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	9/19/2023	7/31/2023	6625	Oversight & Mgmt Services for EPA Hazardo	\$230.00	\$0.00		\$230.00
BROWNFIELD REDEVELOPMENT S	9/19/2023	7/31/2023	6624	Oversight & Mgmt Services for EPA Revoluti	\$157.50	\$0.00		\$157.50
BROWNFIELD REDEVELOPMENT S	9/19/2023	7/31/2023	6623	Support Services for Grand Jersey June 12- Ju	\$5,047.50	\$0.00		\$5,047.50
BROWNFIELD REDEVELOPMENT S	9/19/2023	7/31/2023	6622	Misc Non-Grant Support Services June 12- Ju	\$790.00	\$0.00		\$790.00
BROWNFIELD REDEVELOPMENT S	9/19/2023	7/31/2023	6621	Oversight & Mgmt Services for EPA Mill Cre	\$770.00	\$0.00		\$770.00
BROWNFIELD REDEVELOPMENT S	9/19/2023	7/31/2023	6619	Oversight & Mgmt Services for EPA Petro. A	\$947.50	\$0.00		\$947.50
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: 6 invoice(s) listed.	\$7,942.50	\$0.00		\$7,942.50
CASH								
CASH	9/19/2023	9/15/2023	Petty Cash Replenish	Petty Cash Replenishment	\$235.60	\$0.00		\$235.60

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	9/19/2023	8/27/2023	INV203963583	Expense Reimbursement - Zoom	\$93.45	\$0.00		\$93.45
CHRISTOPHER FIORE	9/19/2023	9/11/2023	September 2023	Expense Reimbursement - Event For Conf.	\$82.60	\$0.00		\$82.60
CHRISTOPHER FIORE	9/19/2023	8/15/2023	August 2023	Expense Reimbursement - Aug. Board meeting	\$142.72	\$0.00		\$142.72
				Totals for CHRISTOPHER FIORE: 3 invoice(s) listed.	\$318.77	\$0.00		\$318.77
COMCAST								
COMCAST	9/19/2023	9/11/2023	8499 05 354 4361702	Internet Service at 39 Kearney Ave.- August 2	\$516.08	\$0.00		\$516.08
COMCAST	9/19/2023	8/16/2023	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$210.78	\$0.00		\$210.78
				Totals for COMCAST: 2 invoice(s) listed.	\$726.86	\$0.00		\$726.86
COONEY BOVASSO REALTY ADVISORS								
COONEY BOVASSO REALTY ADVI	9/19/2023	9/15/2023	22-6589	Property Appraisal -128 Monitor Street	\$1,400.00	\$0.00		\$1,400.00
				Totals for COONEY BOVASSO REALTY ADVISORS: 1 invoice(s) listed.	\$1,400.00	\$0.00		\$1,400.00
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	9/19/2023	9/8/2023	Oct-23	Monthly Maintenance Fee May (Account #1	\$169.13	\$0.00		\$169.13
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$169.13	\$0.00		\$169.13
DELTA STORAGE								
DELTA STORAGE	9/19/2023	9/8/2023	October 2023	Storage Unit - Size: 10x30, Unit #: 1001- Oct	\$980.00	\$0.00		\$980.00
DELTA STORAGE	9/19/2023	7/30/2023	October 2023	Storage Unit - Size: 10x30, Unit #: 1172 _Oct	\$938.00	\$0.00		\$938.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$1,918.00	\$0.00		\$1,918.00
DIANA JEFFREY								
DIANA JEFFREY	9/19/2023	9/11/2023	September 2023	Employee Reimbursement- Lunch Meeting	\$55.45	\$0.00		\$55.45
DIANA JEFFREY	9/19/2023	9/12/2023	September 2023	Employee Reimbursement- Dental	\$128.00	\$0.00		\$128.00
				Totals for DIANA JEFFREY: 2 invoice(s) listed.	\$183.45	\$0.00		\$183.45
Dilworth Paxon LLP								
Dilworth Paxon LLP	9/19/2023	7/30/2023	417879	Legal Services -APRA June 1-June 30-2023	\$192.50	\$0.00		\$192.50

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
Dilworth Paxon LLP	9/19/2023	8/11/2023	418675	Legal Services - APRA 7/18/23-7/31/2023	\$1,017.50	\$0.00		\$1,017.50
Dilworth Paxon LLP	9/19/2023	8/11/2023	418677	Legal Services -9 Myrtle-New Life Constructi	\$440.00	\$0.00		\$440.00
Dilworth Paxon LLP	9/19/2023	7/30/2023	417882	Legal Services -9 Myrtle-New Life Constructi	\$302.50	\$0.00		\$302.50
				Totals for Dilworth Paxon LLP:	\$1,952.50	\$0.00		\$1,952.50
				4 invoice(s) listed.				
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	9/19/2023	8/31/2023	14350	Constru.Ground Up Estimate - Svcs for July 3	\$16,700.00	\$0.00		\$16,700.00
Economic Project Solutions, Inc.	9/19/2023	8/31/2023	14338	Completing Pre- Constru. Phase Loew's - Se	\$16,860.00	\$0.00		\$16,860.00
Economic Project Solutions, Inc.	9/19/2023	8/28/2023	14348	Completing Pre- Constru. Phase Patkside - Se	\$34,435.00	\$0.00		\$34,435.00
Economic Project Solutions, Inc.	9/19/2023	8/21/2023	14351	Completing Pre- Constru. Phase Loew's - Se	\$16,860.00	\$0.00		\$16,860.00
				Totals for Economic Project Solutions, Inc.:	\$84,855.00	\$0.00		\$84,855.00
				4 invoice(s) listed.				
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	9/19/2023	9/11/2023	September 2023	Employee Reimbursement- Dental	\$750.00	\$0.00		\$750.00
ELIZABETH VASQUEZ	9/19/2023	8/9/2023	August 2023	Employee Reimbursement- Dental	\$600.00	\$0.00		\$600.00
ELIZABETH VASQUEZ	9/19/2023	9/18/2023	September 2023	Employee Reimbursement - Dental Spouse	\$250.00	\$0.00		\$250.00
				Totals for ELIZABETH VASQUEZ:	\$1,600.00	\$0.00		\$1,600.00
				3 invoice(s) listed.				
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	9/19/2023	9/4/2023	84381	Legal Services - OPRA	\$805.00	\$0.00		\$805.00
ERIC M. BERNSTEIN & ASSOCIATES	9/19/2023	6/4/2023	83098	Legal Services - OPRA	\$1,050.50	\$0.00		\$1,050.50
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	\$1,855.50	\$0.00		\$1,855.50
				2 invoice(s) listed.				
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	9/19/2023	8/18/2023	AD#0010718071	Legal Advertisement -Public Notice Request	\$65.11	\$0.00		\$65.11
EVENING JOURNAL ASSOCIATION	9/19/2023	8/17/2023	AD#0010722489	Legal Advertisement -Public Notice Of Award	\$85.90	\$0.00		\$85.90
				Totals for EVENING JOURNAL ASSOCIATION:	\$151.01	\$0.00		\$151.01
				2 invoice(s) listed.				
FEDERAL EXPRESS								
FEDERAL EXPRESS	9/19/2023	9/4/2023	8-243-47583	Overnight Deliveries - Various	\$101.94	\$0.00		\$101.94
				Totals for FEDERAL EXPRESS:	\$101.94	\$0.00		\$101.94
				1 invoice(s) listed.				
GEI CONSULTANTS, INC.								
GEI CONSULTANTS, INC.	9/19/2023	7/18/2023	3136718	Summit Metals & Jersey Auto Wreckers-LSR	\$3,761.25	\$0.00		\$3,761.25

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Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Get'm Pest Control								
Get'm Pest Control	9/19/2023	7/24/2023	2036	Pest Control Services- 665 Ocean Ave.	\$600.00	\$0.00		\$600.00
				Totals for Get'm Pest Control: 1 invoice(s) listed.	\$600.00	\$0.00		\$600.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	9/19/2023	8/22/2023	338397	Recording Fee - RDA- Liberty Harbor North P	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	9/19/2023	7/19/2023	337739	Recording Fee - RDA Hudson Exchange Phas	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	9/19/2023	8/17/2023	338475	Recording Fee - RDA 9 Myrtle Ave. New Life	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	9/19/2023	8/24/2023	264754	Recording Fee - RDA- Friends of Quality Edu	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	9/19/2023	8/24/2023	326667	Recording Fee - RDA- 808 Pavoina Phase I Ow	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER: 5 invoice(s) listed.	\$165.00	\$0.00		\$165.00
INTEGRA REALTY RESOURCES - NORTHERN NJ								
INTEGRA REALTY RESOURCES - NC	9/19/2023	1/13/2022	204-2023-0234	Property Inspection & Research- 9 Myrtle Ave	\$1,562.50	\$0.00		\$1,562.50
INTEGRA REALTY RESOURCES - NC	9/19/2023	7/5/2023	204-2021-0128	Appraisal Services-454 Palisade Avenue	\$5,300.00	\$0.00		\$5,300.00
				Totals for INTEGRA REALTY RESOURCES - NORTHERN NJ: 2 invoice(s) listed.	\$6,862.50	\$0.00		\$6,862.50
Jason Friedkin								
Jason Friedkin	9/19/2023	9/12/2023	August 2023	Reimbursement - Travel Environmental Conf	\$529.85	\$0.00		\$529.85
				Totals for Jason Friedkin: 1 invoice(s) listed.	\$529.85	\$0.00		\$529.85
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORI	9/19/2023	8/14/2023	30308307348913	Water & Sewer - 25 Jounral SQ-30308307348	\$160.05	\$0.00		\$160.05
JC MUNICIPAL UTILITIES AUTHORI	9/19/2023	8/4/2023	30307758540000	Water & Sewer - 292 MLK Drive	\$40.05	\$0.00		\$40.05
JC MUNICIPAL UTILITIES AUTHORI	9/19/2023	8/28/2023	30306348540000	Water & Sewer - 665 Ocean Ave	\$975.70	\$0.00		\$975.70
JC MUNICIPAL UTILITIES AUTHORI	9/19/2023	7/18/2023	30303282340000	Water & Sewer - 405 Ocean Ave-3030328234	\$42.65	\$0.00		\$42.65
JC MUNICIPAL UTILITIES AUTHORI	9/19/2023	8/14/2023	30302282340000	Water & Sewer - 407 Ocean Ave-3030228234	\$42.65	\$0.00		\$42.65
				Totals for JC MUNICIPAL UTILITIES AUTHORITY: 5 invoice(s) listed.	\$1,261.10	\$0.00		\$1,261.10
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	9/19/2023	8/8/2023	08042	Inspections - August 2023 Various Locations	\$5,400.09	\$0.00		\$5,400.09
Kassim Handyman Service, LLC	9/19/2023	8/23/2023	09003	Replace Microwave & Smoke Alarm Batterie	\$660.00	\$0.00		\$660.00
Kassim Handyman Service, LLC	9/19/2023	8/24/2023	08031	Install (6) New Fire Extinguishers-Throughtout T	\$500.00	\$0.00		\$500.00

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Kassim Handyman Service, LLC	9/19/2023	6/10/2023	07995	Replace Ceiling Tiles In Kitchen- Storefront	\$200.00	\$0.00		\$200.00
Kassim Handyman Service, LLC	9/19/2023	8/24/2023	08002	Replace Microwave & Smoke Alarm Batterie	\$550.00	\$0.00		\$550.00
Kassim Handyman Service, LLC	9/19/2023	5/24/2023	07990	Replace Light Fixture & Smoke Alarm Batter	\$500.00	\$0.00		\$500.00
				Totals for Kassim Handyman Service, LLC: 6 invoice(s) listed.	\$7,810.09	\$0.00		\$7,810.09
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	9/19/2023	8/8/2023	32568	Legal Services - B.L.E.S.C. Housing Group - J	\$139.00	\$0.00		\$139.00
KINNEY LISOVICZ REILLY & WOLF	9/19/2023	8/8/2023	32565	Legal Services - JCRA v Crazy Greek - July,2	\$367.50	\$0.00		\$367.50
KINNEY LISOVICZ REILLY & WOLF	9/19/2023	12/8/2022	32571	Legal Services -Steven Santander v. JCRA	\$822.50	\$0.00		\$822.50
KINNEY LISOVICZ REILLY & WOLF	9/19/2023	8/8/2023	32564	Legal Services - Employment Issues - July, 2	\$3,377.50	\$0.00		\$3,377.50
KINNEY LISOVICZ REILLY & WOLF	9/19/2023	8/8/2023	32566	Legal Services - JCRA v Urban League of Hut	\$210.00	\$0.00		\$210.00
KINNEY LISOVICZ REILLY & WOLF	9/19/2023	8/8/2023	32569	Legal Services - JCRA v Sweet for Miles Bake	\$175.00	\$0.00		\$175.00
KINNEY LISOVICZ REILLY & WOLF	9/19/2023	8/8/2023	32570	Legal Services -Subpoena in Charles Boyd Ca	\$122.50	\$0.00		\$122.50
KINNEY LISOVICZ REILLY & WOLF	9/19/2023	8/8/2023	32567	Legal Services - Insurance Issues- July, 2023	\$1,907.50	\$0.00		\$1,907.50
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC: 8 invoice(s) listed.	\$7,121.50	\$0.00		\$7,121.50
LANGAN ENGINEERING & ENVIRONME								
LANGAN ENGINEERING & ENVIRO	9/19/2023	8/14/2023	LAN 0385710	Professional Svcs - Survey Svcs Pathside-July	\$2,362.50	\$0.00		\$2,362.50
				Totals for LANGAN ENGINEERING & ENVIRONME: 1 invoice(s) listed.	\$2,362.50	\$0.00		\$2,362.50
Linked By Air								
Linked By Air	9/19/2023	8/28/2023	12861	Phase 2. Concept Design(67% Completed)- P	\$34,506.68	\$0.00		\$34,506.68
				Totals for Linked By Air: 1 invoice(s) listed.	\$34,506.68	\$0.00		\$34,506.68
MATRIX NEW WORLD ENGINEERING PC								
MATRIX NEW WORLD ENGINEERI	9/19/2023	1/10/2023	40249	Professional Services - Design Development I	\$6,300.00	\$0.00		\$6,300.00
MATRIX NEW WORLD ENGINEERI	9/19/2023	8/7/2023	43472	Professional Services - Design Development F	\$1,520.00	\$0.00		\$1,520.00
MATRIX NEW WORLD ENGINEERI	9/19/2023	5/30/2023	43028	Professional Services - Design Development P	\$10,550.00	\$0.00		\$10,550.00
MATRIX NEW WORLD ENGINEERI	9/19/2023	8/4/2023	44824	Professional Services - Design Development P	\$760.00	\$0.00		\$760.00
MATRIX NEW WORLD ENGINEERI	9/19/2023	5/9/2023	41247	Professional Services - Design Development P	\$1,050.00	\$0.00		\$1,050.00
MATRIX NEW WORLD ENGINEERI	9/19/2023	1/27/2023	40796	Professional Services - Design Development P	\$3,062.50	\$0.00		\$3,062.50
				Totals for MATRIX NEW WORLD ENGINEERING PC: 6 invoice(s) listed.	\$23,242.50	\$0.00		\$23,242.50
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211728	Legal Services - Hampshire - July 2023	\$1,575.00	\$0.00		\$1,575.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211710	Legal Services - Loew's Theater-SVCS Throug	\$9,200.00	\$0.00		\$9,200.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211726	Legal Services - Namdar - Homestead Svcs- J	\$3,080.00	\$0.00		\$3,080.00

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211741	Legal Services - General Counsel	\$11,177.17	\$0.00		\$11,177.17
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211716	Legal Services - 25 Patisserie-Syos July 2023	\$11,665.00	\$0.00		\$11,665.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211764	Legal Services - 558 Communipaw Avenue	\$1,380.00	\$0.00		\$1,380.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211748	Legal Services - HCCC Properties - July 2023	\$2,044.20	\$0.00		\$2,044.20
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211718	Legal Services - West Campus - KKF 5 July 2	\$4,515.00	\$0.00		\$4,515.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211759	Legal Services - 408-420 Communipaw	\$1,540.00	\$0.00		\$1,540.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211734	Legal Services - 975 Garfield Ave. - July 2023	\$126.00	\$0.00		\$126.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211742	Legal Services - Liberty Harbor North Tranz-	\$1,260.00	\$0.00		\$1,260.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211717	Legal Services - West Campus - KKF 1 July 2	\$3,360.00	\$0.00		\$3,360.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211749	Legal Services - 417 Communipaw Ave. - Jul	\$2,800.00	\$0.00		\$2,800.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211751	Legal Services - Morris Canal Greenway- July	\$1,040.00	\$0.00		\$1,040.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211753	Legal Services - One Grove Street - July 2023	\$2,695.00	\$0.00		\$2,695.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211754	Legal Services - Commercial Street/CMUA-J	\$1,174.40	\$0.00		\$1,174.40
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211757	Legal Services - RT 440 Developers-80 Water	\$1,780.00	\$0.00		\$1,780.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211783	Legal Services - Liberty Harbor North Partner	\$1,392.35	\$0.00		\$1,392.35
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211732	Legal Services - 174 Newark Ave.	\$5,005.00	\$0.00		\$5,005.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211733	Legal Services - 387 8th Street - July 2023	\$1,190.00	\$0.00		\$1,190.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211781	Legal Services - 335 Washington Street - July,	\$2,065.00	\$0.00		\$2,065.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211770	Legal Services - Courthouse Park RFP- July, 2	\$1,285.00	\$0.00		\$1,285.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211714	Legal Services - 125 Monitor Street- July 202	\$1,575.00	\$0.00		\$1,575.00
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211715	Legal Services - Argent Venture/Johnston Vie	\$1,575.00	\$0.00		\$1,575.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$74,499.12	\$0.00		\$74,499.12
24 invoice(s) listed.								
METLIFE	9/19/2023	9/1/2023	October 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	9/19/2023	9/1/2023	October 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
Totals for METLIFE:					\$150.00	\$0.00		\$150.00
2 invoice(s) listed.								
Mobile Mini Solutions	9/19/2023	8/8/2023	9018471722	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	9/19/2023	3/15/2023	9018494847	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	9/19/2023	8/7/2023	9018471720	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	9/19/2023	8/9/2023	9018483364	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	9/19/2023	8/7/2023	9018471721	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	9/19/2023	8/8/2023	9018483363	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Totals for Mobile Mini Solutions:					\$1,795.68	\$0.00		\$1,795.68
6 invoice(s) listed.								

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY (NJEDA)
NEW JERSEY ECONOMIC DEVELOP 9/19/2023 9/7/2023 September 2023

Prod-312481: Summit Metals & 8 34 Actua H

\$500.00

\$0.00

\$500.00

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Totals for NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY (NJEDA):								
1 invoice(s) listed.					\$500.00	\$0.00		\$500.00
OMA*AMO Architecture PC								
OMA*AMO Architecture PC	9/19/2023	3/15/2023	NJ000006	Stage 2: Schematic Design - Fee 40% - Pathsi	\$384,000.00	\$0.00		\$384,000.00
OMA*AMO Architecture PC	9/19/2023	6/30/2023	NJ000020	ASR Rooftop: Design Development - Fee 10%	\$22,500.00	\$0.00		\$22,500.00
OMA*AMO Architecture PC	9/19/2023	5/9/2023	NJ000008	ASR Rooftop: Schematic Design - Fee 100% -	\$145,000.00	\$0.00		\$145,000.00
OMA*AMO Architecture PC	9/19/2023	5/9/2023	NJ000012	ASR Rooftop: Schematic Design - Fee 20% - I	\$45,000.00	\$0.00		\$45,000.00
OMA*AMO Architecture PC	9/19/2023	5/9/2023	NJ000010	Stage 3: DD 20% complete	\$240,000.00	\$0.00		\$240,000.00
OMA*AMO Architecture PC	9/19/2023	6/30/2023	NJ000019	ASR Bridge: Design Development - Fee 10% -	\$12,500.00	\$0.00		\$12,500.00
OMA*AMO Architecture PC	9/19/2023	3/15/2023	NJ000007	ASR Bridge: Schematic Design - Fee 100% - I	\$75,000.00	\$0.00		\$75,000.00
OMA*AMO Architecture PC	9/19/2023	5/9/2023	NJ000011	ASR Bridge, DD 20% complete	\$25,000.00	\$0.00		\$25,000.00
OMA*AMO Architecture PC	9/19/2023	3/17/2023	NJ000016	ASR Bridge, DD 40% complete	\$45,000.00	\$0.00		\$45,000.00
OMA*AMO Architecture PC	9/19/2023	6/30/2023	NJ000018	Stage 3: Design Development - Fee 10% - Pat	\$120,000.00	\$0.00		\$120,000.00
OMA*AMO Architecture PC	9/19/2023	6/1/2023	NJ000013	ASR FF&E Design Development Fee 20% co	\$22,000.00	\$0.00		\$22,000.00
OMA*AMO Architecture PC	9/19/2023	6/30/2023	NJ000021	ASR FF&E Design Development Fee 10% co	\$11,000.00	\$0.00		\$11,000.00
OMA*AMO Architecture PC	9/19/2023	6/1/2023	NJ000015	Design Development - Fee 20% (Up to 40%) -	\$25,000.00	\$0.00		\$25,000.00
Totals for OMA*AMO Architecture PC:					\$1,172,000.00	\$0.00		\$1,172,000.00
13 invoice(s) listed.								
Paul Femicola & Associates, LLC								
Paul Femicola & Associates, LLC	9/19/2023	8/5/2023	4192	Legal Services- 323 Johnston Ave. Block 190	\$1,625.00	\$0.00		\$1,625.00
Paul Femicola & Associates, LLC	9/19/2023	9/8/2023	4214	Legal Services- 323 Johnston Ave. Block 190	\$6,305.00	\$0.00		\$6,305.00
Totals for Paul Femicola & Associates, LLC:					\$7,930.00	\$0.00		\$7,930.00
2 invoice(s) listed.								
Peter Waldor & Associates								
Peter Waldor & Associates	9/19/2023	8/11/2023	MEM071	Property Insurance- Renewal 380 MLK Drive	\$31,711.25	\$0.00		\$31,711.25
Peter Waldor & Associates	9/19/2023	8/23/2023	MEM1234	Property Insurance- 54 Journal Square	\$33,825.00	\$0.00		\$33,825.00
Totals for Peter Waldor & Associates:					\$65,536.25	\$0.00		\$65,536.25
2 invoice(s) listed.								
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$129.10	\$0.00		\$129.10
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$256.37	\$0.00		\$256.37
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$20.82	\$0.00		\$20.82
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	70-453-651-00	Gas & Electric - 405 Ocean Ave - HSE	\$10.34	\$0.00		\$10.34
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$78.13	\$0.00		\$78.13
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$112.08	\$0.00		\$112.08
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$93.52	\$0.00		\$93.52
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$93.66	\$0.00		\$93.66
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/12/2023	72-357-633-02	Gas & Electric - 292-MLK Dr - HSE	\$90.19	\$0.00		\$90.19

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PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$65.47	\$0.00		\$65.47
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$50.91	\$0.00		\$50.91
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$78.55	\$0.00		\$78.55
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$28.24	\$0.00		\$28.24
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$26.02	\$0.00		\$26.02
PUBLIC SERVICE ELECTRIC & GAS	9/19/2023	8/18/2023	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$142.81	\$0.00		\$142.81
Totals for PUBLIC SERVICE ELECTRIC & GAS: 15 invoice(s) listed.					\$1,276.21	\$0.00		\$1,276.21
READY REFRESH	9/19/2023	8/31/2023	03H6703492330	H/C Water dispenser	\$97.02	\$0.00		\$97.02
Totals for READY REFRESH: 1 invoice(s) listed.					\$97.02	\$0.00		\$97.02
ROBERT NAPIORSKI	9/19/2023	9/11/2023	September 2023	Reimbursement - Conference Reg.-Atlantic C	\$283.94	\$0.00		\$283.94
ROBERT NAPIORSKI	9/19/2023	9/12/2023	August 2023	Reimbursement - Travel Environmental Conf	\$406.93	\$0.00		\$406.93
Totals for ROBERT NAPIORSKI: 2 invoice(s) listed.					\$690.87	\$0.00		\$690.87
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-18	Lawn Maintenance & Trash Removal - 144 H	\$160.00	\$0.00		\$160.00
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-10	Lawn Maintenance & Trash Removal - 550 J	\$824.26	\$0.00		\$824.26
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-12	Lawn Maintenance & Trash Removal - 80 Ba	\$390.60	\$0.00		\$390.60
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-13	Lawn Maintenance & Trash Removal - 1054 C	\$217.00	\$0.00		\$217.00
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-1	Lawn Maintenance & Trash Removal - 185 Dw	\$184.44	\$0.00		\$184.44
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-17	Lawn Maintenance & Trash Removal - 125 M	\$900.00	\$0.00		\$900.00
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-4	Lawn Maintenance & Trash Removal - 292 M	\$488.25	\$0.00		\$488.25
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-5	Lawn Maintenance & Trash Removal - 314 M	\$434.00	\$0.00		\$434.00
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-6	Lawn Maintenance & Trash Removal - 408-42	\$575.04	\$0.00		\$575.04
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-8	Lawn Maintenance & Trash Removal - 665 Oc	\$260.40	\$0.00		\$260.40
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-9	Lawn Maintenance & Trash Removal - Mamli	\$375.74	\$0.00		\$375.74
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-14	Lawn Maintenance & Trash Removal - 558 C	\$303.80	\$0.00		\$303.80
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-3	Lawn Maintenance & Trash Removal - 174-1	\$705.24	\$0.00		\$705.24
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-16	Lawn Maintenance & Trash Removal - 199 S	\$1,003.60	\$0.00		\$1,003.60
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-2	Lawn Maintenance & Trash Removal - 284 MI	\$434.00	\$0.00		\$434.00
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-15	Lawn Maintenance & Trash Removal - 612-6	\$531.64	\$0.00		\$531.64
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-7	Lawn Maintenance & Trash Removal - 405-4	\$184.44	\$0.00		\$184.44
Siliagy Contracting, LLC.	9/19/2023	8/31/2023	13495-11	Lawn Maintenance & Trash Removal - 84 Sip	\$217.00	\$0.00		\$217.00
Totals for Siliagy Contracting, LLC.: 18 invoice(s) listed.					\$8,189.45	\$0.00		\$8,189.45

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
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	9/19/2023	8/4/2023	2023-JCRA-006-08	Legal Services - 118 - 128 Monitor	\$3,555.41	\$0.00		\$3,555.41
Spiro Harrison & Nelson LLC	9/19/2023	8/4/2023	2023-JCRA-013-08	Legal Services - 330 MLK	\$725.00	\$0.00		\$725.00
				Totals for Spiro Harrison & Nelson LLC:	\$4,280.41	\$0.00		\$4,280.41
				2 invoice(s) listed.				
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	9/19/2023	9/5/2023	3304453571	Office Supplies	\$433.87	\$0.00		\$433.87
				Totals for STAPLES CREDIT PLAN:	\$433.87	\$0.00		\$433.87
				1 invoice(s) listed.				
T&M ASSOCIATES								
T&M ASSOCIATES	9/19/2023	2/23/2023	LAF435024	Engineering Services- Morris Greenway Coun	\$745.50	\$0.00		\$745.50
T&M ASSOCIATES	9/19/2023	5/2/2023	LAF437386	Engineering Services- Morris Greenway Coun	\$639.00	\$0.00		\$639.00
T&M ASSOCIATES	9/19/2023	1/30/2023	LAF438727	Engineering Services- Morris Greenway Coun	\$213.00	\$0.00		\$213.00
T&M ASSOCIATES	9/19/2023	8/14/2023	LAF442631	Engineering Services- Morris Greenway Coun	\$266.97	\$0.00		\$266.97
				Totals for T&M ASSOCIATES:	\$1,864.47	\$0.00		\$1,864.47
				4 invoice(s) listed.				
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	9/19/2023	9/1/2023	5026338039	Payment for Copier Lease 8/21/2023-9/20/202	\$214.98	\$0.00		\$214.98
				Totals for TOSHIBA FINANCIAL SERVICES:	\$214.98	\$0.00		\$214.98
				1 invoice(s) listed.				
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	9/19/2023	9/13/2023	34672027	Payment for Copier Lease	\$312.40	\$0.00		\$312.40
				Totals for Toshiba- GreatAmerica Financial Svcs.:	\$312.40	\$0.00		\$312.40
				1 invoice(s) listed.				
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	9/19/2023	9/1/2023	August 2023	Case/Property Mgmt. Services at 665 Ocean A	\$4,791.00	\$0.00		\$4,791.00
				Totals for UNITED WAY OF HUDSON COUNTY:	\$4,791.00	\$0.00		\$4,791.00
				1 invoice(s) listed.				
VICTORIA BONNERS								
VICTORIA BONNERS	9/19/2023	9/14/2023	September 2023	Reimbursement - Travel/Hotel & Conf Reg. A	\$398.85	\$0.00		\$398.85
				Totals for VICTORIA BONNERS:	\$398.85	\$0.00		\$398.85
				1 invoice(s) listed.				

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
W. B. MASON CO., INC.	9/19/2023	8/16/2023	240447571	Office Supplies	\$736.71	\$0.00		\$736.71
W. B. MASON CO., INC.	9/19/2023	8/23/2023	240613449	Office Supplies	\$79.17	\$0.00		\$79.17
				<i>Totals for W. B. MASON CO., INC.:</i>	\$815.88	\$0.00		\$815.88
				<i>2 invoice(s) listed.</i>				
Walker Consultants								
Walker Consultants	9/19/2023	8/31/2023	180021660001	Professional Svc- Court House Park-Through /	\$11,850.00	\$0.00		\$11,850.00
				<i>Totals for Walker Consultants:</i>	\$11,850.00	\$0.00		\$11,850.00
				<i>1 invoice(s) listed.</i>				
Wielkottz & Company, LLC.								
Wielkottz & Company, LLC.	9/19/2023	9/1/2023	23-00085-03626	CFO Accounting Additional Services Rende	\$2,250.00	\$0.00		\$2,250.00
Wielkottz & Company, LLC.	9/19/2023	9/1/2023	23-00085-03622	CFO Accounting Services Rendered Septem	\$7,500.00	\$0.00		\$7,500.00
				<i>Totals for Wielkottz & Company, LLC.:</i>	\$9,750.00	\$0.00		\$9,750.00
				<i>2 invoice(s) listed.</i>				
GRAND TOTALS:					\$1,575,697.71	\$0.00		\$1,575,697.71

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: This week (9/17/2023 to 9/23/2023)
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
CME ASSOCIATES								
CME ASSOCIATES	9/19/2023	8/11/2023	0332967	Site Engineering- Bayfront Redevelopment 6-	\$3,137.39	\$0.00		\$3,137.39
CME ASSOCIATES	9/19/2023	8/24/2023	0335755	Site Engineering- Bayfront Redevelopment	\$12,989.00	\$0.00		\$12,989.00
				Totals for CME ASSOCIATES:	\$16,126.39	\$0.00		\$16,126.39
JOSEPH M. SANZARI, INC.								
JOSEPH M. SANZARI, INC.	9/19/2023	7/14/2023	Payment # 19	Construction - Bayfront Redevelopment- Pha	\$94,424.45	\$0.00		\$94,424.45
				Totals for JOSEPH M. SANZARI, INC.:	\$94,424.45	\$0.00		\$94,424.45
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	9/19/2023	8/4/2023	211724	Legal Services - Bayfront General-Sys July-2	\$5,446.00	\$0.00		\$5,446.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$5,446.00	\$0.00		\$5,446.00
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	9/19/2023	8/15/2023	77960.04-0-8	Implementation Services-June 2023- Bayfront	\$3,259.50	\$0.00		\$3,259.50
				Totals for Perkins Eastman Architects DPC:	\$3,259.50	\$0.00		\$3,259.50
Peter Waldor & Associates								
Peter Waldor & Associates	9/19/2023	9/1/2023	2217	General Liability Ins. - Bayfront Parcels	\$4,903.00	\$0.00		\$4,903.00
				Totals for Peter Waldor & Associates:	\$4,903.00	\$0.00		\$4,903.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	9/19/2023	8/18/2023	23.627.36	Environmental Services - Bayfront April - Ju	\$7,112.99	\$0.00		\$7,112.99
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$7,112.99	\$0.00		\$7,112.99
Wielkottz & Company, LLC.								
Wielkottz & Company, LLC.	9/19/2023	9/1/2023	23-00035-03627	CFO Accounting Additional Services- Bayf	\$600.00	\$0.00		\$600.00
				Totals for Wielkottz & Company, LLC.:	\$600.00	\$0.00		\$600.00
GRAND TOTALS:					\$131,872.33	\$0.00		\$131,872.33

**Jersey City Redevelopment Agency
Cash Requirements Report**

INVESTORS BANK

- Report name: Invoice Due Today-INVESTORS
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: This week (9/17/2023 to 9/23/2023)
- Include all Post Statues
- Include all Invoices
- Include all Vendors
- Include these Banks: Investors - Bayfront
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

PATHSIDE - PROVIDENT BANK CHECKING

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
BUREA BAILLET								
BUREA BAILLET	9/19/2023	1/31/2023	BBA-23-009	Review and Modification of schedule B(Contr	\$2,058.72	\$0.00		\$2,058.72
BUREA BAILLET	9/19/2023	12/31/2022	BBA-22-208	Proof Read Review & Modification of Schedu	\$857.80	\$0.00		\$857.80
				Totals for BUREA BAILLET:	\$2,916.52	\$0.00		\$2,916.52
				GRAND TOTALS:	\$2,916.52	\$0.00		\$2,916.52

**Jersey City Redevelopment Agency
Cash Requirements Report**

PATHSIDE - PROVIDENT BANK CHECKING

Report name: Pathside

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: This week (9/17/2023 to 9/23/2023)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Provident - Pathside


Include all Invoice Attributes

Include all Vendor Attributes

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF SEPTEMBER 19, 2023

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of September 19, 2023

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of September 19, 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 September 19, 2023

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO CONTRACT 22-12-VB8 FOR EXTRAORDINARY UNSPECIFIABLE SERVICES WITH MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE PC IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I REDEVELOPMENT AREA

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

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

WHEREAS, the Redevelopment Plan, in part, provides for the creation of 35 lots for development within the approximately 70 acres of development parcels referenced above, which are currently identified as Block 21901.01, Lots 1, 4, 6, 8 and 9 on the official tax maps of the City (the “**Development Lots**”) and a number of other lots to be developed for public uses and/or open space within the approximately 25 acres of public and/or open space referenced above, which are currently identified as Block 21901.01, Lots 3, 5 and 7 on the official tax maps of the City (“**Open Space Lots**”) as depicted on Map 1, the “Block Identification Map” in the Redevelopment Plan; and

WHEREAS, on October 10, 2018 the City adopted an ordinance (the “**Acquisition Ordinance**”) authorizing public financing for the acquisition of the Development Lots and construction of certain public infrastructure within the Redevelopment Area; and

WHEREAS, in accordance with the Acquisition Ordinance, the City became the fee simple owner of the Development Lots on January 15, 2019; and

WHEREAS, on December 15, 2021, the City Council adopted Ordinance Nos. 21-074 and 21-080 authorizing the transfer of the Development Lots, including Development Lot 26 and Development Lot 32, to the Agency, and a subsidy agreement for the public financing for same; 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 Development Lots, including Development Lot 26 and Development Lot 32; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency determined it has a need for extraordinary unspecifiable services which are specialized and qualitative in nature; and

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

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

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

WHEREAS, on December 20, 2022, by Resolution 22-12-8, the Agency was authorized to enter into Contract No. 22-12-VB8 with Matrix New World Engineering, Land Surveying and Landscape Architecture PC (“**Matrix**”) to perform specialized services relating to the redevelopment of the Redevelopment Area (the “**Services**”) for the term of twelve (12) months (the “**2022 Contract**”) for an amount not to exceed Ten Thousand Dollars (\$10,000.00) per month and a total contract amount not to exceed One Hundred Twenty Thousand Dollars (\$120,000.00); and

WHEREAS, the Agency has determined it has a need for certain additional services relating to the subdivision of a portion of the Redevelopment Area; and

WHEREAS, on September 16, 2023, Matrix submitted a proposal to the Agency to perform additional services including the submission of the subdivision plan of certain southern Open Space Lots (“**Additional Services**”) a copy of which is on file with the Agency (the “**Proposal**”); and

WHEREAS, the Agency desires to amend the 2022 Contract (the “**First Amendment**”) to authorize Matrix to perform the Additional Services, for a total additional amount not to exceed Nineteen Thousand Dollars (\$19,000.00), thereby increasing the new total contract amount of the 2022 Contract (as amended herein) to an amount not to exceed One Hundred Thirty-Nine Thousand Dollars (\$139,000.00); and

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

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

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


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

Section 2. The Board of Commissioners hereby authorizes the First Amendment and authorizes Matrix to perform and complete the Additional Services for a total additional amount not to exceed Nineteen Thousand Dollars (\$19,000.00), and such that the total amount of the 2022 Contract (as amended herein) shall not exceed One Hundred Thirty-Nine Thousand Dollars (\$139,000.00), all payable in accordance with the rates established in the 2022 Contract and the Proposal. Except as expressly authorized herein, all other terms and conditions of the 2022 Contract shall remain unchanged and in full force and effect. The cost of the Additional Services set forth in the First Amendment shall include all overhead costs and basic support services incurred by Matrix, except for those reimbursable expenses explicitly set forth in the Proposal.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the First Amendment, together with any such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency in consultation with counsel, and any and all other documents necessary to effectuate this Resolution, and to undertake all actions necessary to effectuate the First Amendment and this Resolution, all in accordance with the LPCL and in consultation with counsel.

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

Section 5. This Resolution shall take effect immediately.


Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of September 19, 2023.

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

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Board of Commissioners of the Jersey City Redevelopment Agency (“Agency”)
FROM: Diana H. Jeffrey; Executive Director
DATE: September 19, 2023
SUBJECT: Extraordinary Unspecifiable Services for Services to be provided by Matrix New World Engineering, Land Surveying and Landscape Architecture PC (“Matrix”)

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

Firm: Matrix New World Engineering, Land Surveying and Landscape Architecture PC
Cost: An additional amount, not to exceed Nineteen Thousand Dollars (\$19,000.00), as forth in the proposal, attached hereto as Exhibit A.
Duration: Initial term not to exceed one year, which may be extended in accordance with applicable law
Purpose: Specialized Services including services related to the subdivision of certain portions of the open space lots on property owned by the Agency in the Bayfront I Redevelopment Area (“Redevelopment Area”)

1. **Provide a clear description of the nature of the work to be done.**
Matrix shall provide services with respect to the southern open space lots in the Redevelopment Area, which include but are not limited to, preparation and recording of a major subdivision plat, assist with the preparation and submission of the subdivision application to the City of Jersey City and the County of Hudson and all related tasks, and installation of physical property corners.
2. **Describe in detail why the contract meets the provisions of the statute and rules.**
The Bayfront I Redevelopment Area is a site of over 100 acres, with a long history and a myriad of environmental, land use and development complexities. Matrix’s expertise and extensive experience in civil and environmental engineering will allow Matrix to the ability to manage the subdivision of the southern open space lots in the Bayfront I redevelopment area.
3. **The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:**

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

resiliency/fill and public open spaces, and experience with subdivisions. Matrix has been actively involved in the Bayfront project, assisting with the design of the Bayfront bulkhead as well as redevelopment planning, including master planning; project phasing and infrastructure planning; value engineering, including infrastructure estimates, review of technical design details and environmental and engineering elements; coordination with the City, Honeywell, designated redevelopers, and regulatory agencies such as NJDEP, NJDOT, and the US Army Corps of Engineers, and is uniquely situated to provide the necessary support to the Agency as described in the Proposal.

4. Describe the informal solicitation of quotations:

Matrix: An amount not to exceed \$19,000

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

Respectfully,

Name: Diana H. Jeffrey
Title: Executive Director

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

EXHIBIT A
PROPOSAL