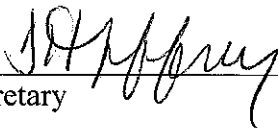


**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR PUBLIC MEETING
OF SEPTEMBER 19, 2023**

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 October 17, 2023

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE
SESSIONS OF THE PUBLIC MEETINGS OF
SEPTEMBER 19, 2023**

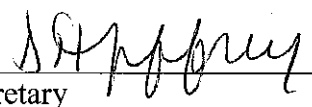
WHEREAS, the Board of Commissioners approved going into closed session at their meetings of September 19, 2023; and

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 October 17, 2023

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH HAUS COMPANIES LLC AS THE REDEVELOPER FOR PROPERTY IDENTIFIED AS BLOCK 11401, LOT 13.02, COMMONLY KNOWN AS 174 NEWARK AVENUE, WITHIN THE 174 NEWARK AVENUE REHABILITATION 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 the same may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

WHEREAS, in accordance with the criteria set forth in the Act, the City enacted a redevelopment plan entitled the "174 Newark Avenue 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 certain property within the borders of the City designated as the 174 Newark Avenue Rehabilitation Area (the "**Rehabilitation Area**"); and

WHEREAS, the Agency owns the real property commonly known as 174 Newark Avenue and designated as Block 11401, Lot 13.02 on the tax maps of the City (the "**Property**"); and

WHEREAS, Haus Companies LLC (the "**Redeveloper**") proposes to redevelop the Property by developing, financing and constructing thereon a five (5) story building with one (1) approximately 1,400 square foot retail unit on the ground floor and eight (8) residential units, including one two-bedroom affordable unit (the "**Affordable Housing Unit**"), on the second through fifth floors (the "**Project**"); and

WHEREAS, the Redeveloper is a domestic limited liability company with resources and a team of experts in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance, and real estate development necessary to effectuate the redevelopment of the Property in accordance with the Redevelopment Plan,

WHEREAS, the Agency now wishes to authorize the execution of a redevelopment agreement (the "**Redevelopment Agreement**") for the Project to be constructed on the Property, all as further described in the Redevelopment Agreement and in accordance with the Redevelopment Plan; and

WHEREAS, the Redeveloper desires to acquire the Property from the Agency for ONE MILLION THREE HUNDRED SIXTY-FIVE THOUSAND TWO HUNDRED DOLLARS (\$1,365,200.00),

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 designates Haus Companies LLC as redeveloper of the Property.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Redevelopment Agreement in substantially the form on file with the Agency, together with such additions, deletions and/or 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. (a) The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Redevelopment Agreement, along with any other necessary documents and/or agreements, between the Redeveloper and/or the Agency and/or the City, together with such additions, deletions, and/or modifications as deemed necessary or desirable by the Executive Director, in consultation with counsel, or any other party to such agreements, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with counsel. Said authorization includes the transfer of the Property by the Agency to Redeveloper, execution and delivery of the deed to the Property, execution and delivery of any and all associated documents by and between the Redeveloper and the Agency, and the execution and delivery of any documents by the Agency, required to effectuate said sale.

(b) The Chair, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Redevelopment Agreement, along with any other necessary documents and/or agreements between the Agency and/or the City and/or the Redeveloper, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

Section 5. 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 October 17, 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 THE ISSUANCE OF A PROJECT NOTE IN CONNECTION WITH THE BAYFRONT REDEVELOPMENT PROJECT LOCATED AT BLOCK 21901.01, LOTS 1 THROUGH 9, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on December 21, 2021, the Jersey City Redevelopment Agency (the “**Agency**”), a public body corporate and politic constituting an instrumentality of the State of New Jersey (the “**State**”) established and created by the City of Jersey City, New Jersey (the “**City**”) and operating pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”) adopted a resolution, entitled “Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency Authorizing the Issuance of Revenue Bonds and/or Project Notes in Connection with the Bayfront Redevelopment Project Located at Block 21901.01, Lots 1 Through 9, and Determining Certain Other Matters Related Thereto, Within the Bayfront Redevelopment Area” (the “**Original General Bond Resolution**”) as amended and supplemented by a Certificate of the Chairperson of the Agency, dated January 11, 2022 (the “**Certificate**” and together with the Original General Bond Resolution, the “**Original Resolution**”), providing for the issuance of revenue bonds and/or project notes in an amount not to exceed \$169,810,000 (the “**Agency Obligations**”) for the purpose of financing costs associated with (i) the acquisition of the of parcels identified on the official tax map of the City as Block 21901.01, Lots 1, 4, 6, 8 & 9 and Block 21901, Lot 4 from the City (the “**Property**”), (ii) the demolition of existing buildings and structures located thereon, (iii) the construction of open space and certain public infrastructure improvements (iv) certain environmental and other obligations set forth in the purchase and sale agreement between the City and the original owner of the Property and (v) all work and materials necessary therefor and incidental thereto (collectively, the “**Redevelopment Project**”); and

WHEREAS, the Property is being remediated and will ultimately be redeveloped with mixed-income residential communities surrounded by parks and waterfront amenities, with access to nearby light rail facilities (the “**Bayfront Project**”); and

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

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

WHEREAS, in order to further secure the interests of the holders of the Agency Obligations, the City Council of the City, on December 15, 2021, adopted an ordinance entitled “Ordinance of the City of Jersey City, in the County of Hudson, New Jersey Authorizing the Execution and Delivery of a Subsidy Agreement with the Jersey City Redevelopment Agency to Secure the Payment of Principal of and Interest on up to \$169,810,000 Bonds and/or project Notes to be Issued by Said Agency in Connection with the Implementation of the Bayfront

Redevelopment Project” obligating the City to make any required payments to the Agency out of the first funds becoming legally available to the City and to provide the funds for such payments to the Agency, if not otherwise available, from the levy of *ad valorem* taxes upon all the taxable real property in the City, without limitation as to rate or amount; and

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

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

WHEREAS, on January 11, 2022, pursuant to the Original Resolution and a Trust Indenture (the “**Original Indenture**”), dated as of January 1, 2022, by and between the Agency and U.S. Bank Trust Company, National Association (as successor in interest to U.S. Bank, National Association) (the “**Trustee**”), as trustee, the Agency issued its (i) \$54,135,000 Revenue Bonds, Series 2022 (Bayfront Redevelopment Project) (City Guaranteed) (Tax Exempt) (the “**Bonds**”); \$52,370,000 Project Note, Series 2022A (Bayfront Redevelopment Project) (City Guaranteed) (Tax Exempt) (the “**2022A Note**”); and \$15,000,000 Project Note, Series 2022B (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the “**2022B Note**”, and together with the Bonds and the 2022A Note, the “**2022 Obligations**”) for the purposes of: (i) financing the acquisition of parcels identified on the official tax map of the City as Block 21901.01, Lots 1, 4, 6, 8 & 9 and Block 21901, Lot 4 from the City; (ii) paying additional costs of the Redevelopment Project; (iii) paying capitalized interest on the 2022 Obligations and (iv) paying certain administrative costs of the Agency including costs and expenses associated with the issuance of the 2022 Obligations; (collectively, the “**2022 Project**”); and

WHEREAS, the Bonds mature December 15, 2031, the 2022A Note matures on December 15, 2024, and the 2022B Note matured on January 11, 2023; and

WHEREAS, on December 29, 2022, under the Original Resolution, as amended and supplemented by a resolution adopted by the Agency on November 22, 2022 and entitled “Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency Authorizing the Issuance of a Project Note in Connection with the Bayfront Redevelopment Project Located at Block 21901.01, Lots 1 through 9, and Determining Certain Other Matters Related Thereto, Within the Bayfront I Redevelopment Area” (the “**Supplemental Resolution**” and together with the Original Resolution, the “**Resolution**”) and the Original Indenture, as amended by the First Supplemental Indenture dated as of December 1, 2022, by and between the Agency and the Trustee (the “**First Supplemental Indenture**” and together with the Original Indenture the “**2022 Indenture**”), the Agency issued its \$15,930,000 Project Note, Series 2022C (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the “**2022C Note**”) for the purposes of: (i) refunding the 2022B Note; (ii) financing additional costs associated with the Redevelopment Project; (iii) funding capitalized interest on the 2022C Note and (iv) paying certain administrative costs of the Agency and the City including costs and expenses associated

with the issuance of the 2022C Note; and

WHEREAS, the 2022C Note matures on December 28, 2023; and

WHEREAS, the Agency has determined to issue supplemental project notes (the “**2023A Notes**”), in one or more series but in a total amount not to exceed \$25,000,000, for the purposes of: (i) refunding the 2022C Note; (ii) financing additional costs associated with the Redevelopment Project; (iii) funding capitalized interest on the 2023A Notes and (iv) paying certain administrative costs of the Agency and the City including costs and expenses associated with the issuance of the 2023A Notes; and

WHEREAS, the 2023 Notes may be issued on a tax-exempt and/or taxable basis; and

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

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

WHEREAS, in connection with the issuance of the 2023A Notes, the Agency desires to authorize the execution of a supplemental indenture (the “**Supplemental Indenture**” and together with the 2022 Indenture, the “**Indenture**”), along with other agreements, documents, certificates, opinions and other instruments, including but not limited to a note purchase contract and continuing disclosure agreement (if applicable), as are deemed necessary and appropriate in connection with the issuance of the 2023A Notes; and

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

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

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

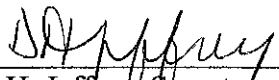
Section 2. Capitalized terms used but not defined herein shall have the meaning set forth in the Indenture.

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

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

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

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


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR ENVIRONMENTAL FUNDING RESEARCH AND GRANT SUPPORT SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA

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

WHEREAS, 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 to effectuate and regulate the redevelopment of the Redevelopment Area; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law the Agency desires to issue a Request for Proposals for procurement of environmental funding research and grant support services in connection with identifying, securing and managing funding sources to support projects in the Redevelopment Area; and

WHEREAS, the Agency, as a public body corporate and politic of the State of New Jersey, is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “LPCL”) to use competitive contracting to procure environmental funding research and grant support services pursuant to *N.J.S.A. 40A:11-4.1 et seq.*; and

WHEREAS, *N.J.S.A. 40A:11-4.3(a)* requires the adoption of a resolution authorizing the use of competitive contracting when the Agency desires to contract for specialized goods or services enumerated in *N.J.S.A. 40A:11-4.1 et seq.* of the LPCL,

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. Pursuant to *N.J.S.A. 40A:11-4.1 et seq.*, the use of competitive contracting is hereby authorized for procuring and awarding a contract for the provision of environmental

funding research and grant support services in the Redevelopment Area for a term not to exceed five (5) years.

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

Section 4. This resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 22-09-VB4 WITH MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE PC FOR BULKHEAD ENGINEERING SERVICES WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA

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

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

WHEREAS, pursuant to that certain Cooperation Agreement authorized on October 16, 2018 by Resolution No. 18-10-4 (the “**Cooperation Agreement**”) the Agency is acting as the City’s agent in connection with the redevelopment of the Redevelopment Area; and

WHEREAS, in order to further the Cooperation Agreement and the Redevelopment Plan the Agency desires to retain the services of a bulkhead engineer from an experienced and qualified firm (the “**Bulkhead Engineering Services**”); and

WHEREAS, on September 20, 2022, the Agency adopted Resolution No. 22-09-7 authorizing a Contract No. 22-09-VB4 with Matrix New World Engineering, Land Surveying and Landscape Architecture PC (“**Matrix**”) to perform Bulkhead Engineering Services as outlined in the proposal to the Agency dated September 11, 2022 (the “**2022 Proposal**”), for an amount not to exceed Fifty Thousand Dollars (\$50,000.00) of which Forty-Six Thousand Two Dollars and Forty-Four Cents remain (the “**2022 Contract**”); and

WHEREAS, the Agency determined it had a need for waterfront infrastructure improvements (the “**Amended Services**”) in the Redevelopment Area, and such Amended Services are not included in the scope of services in the 2022 Proposal; and

WHEREAS, Matrix, a women-owned business, submitted a proposal for the Additional Services, dated October 6, 2023 (the “**Proposal**”), to perform the Amended Services for an amount not to exceed Fifty Thousand Dollars (\$50,000.00), so that the new total amount of the 2022 Contract shall not exceed Ninety-Six Thousand Two Dollars and Forty-Four Cents (\$96,002.44); and

WHEREAS, pursuant to *N.J.S.A. 40A:11-5(1)(a)(i)* of Local Public Contracts Law (“**LPCL**”), contracts for which the subject matter consists of professional services may be awarded without public advertising for bids and bidding therefor; and

Thousand Two Dollars and Forty-Four Cents (\$96,002.44) for the Amended Services to be paid in accordance with the rates set forth in the Proposal; and

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

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

WHEREAS, in accordance with the LPCL, the Amended Services are professional services exempt from public bidding; 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 aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby authorizes the First Amendment and authorizes Matrix to perform the Amended Services for a total additional amount not to exceed Fifty Thousand Dollars (\$50,000), and such that the total amount of the 2022 Contract, as further amended, shall not exceed Ninety-Six Thousand Two Dollars and Forty-Four Cents (\$96,002.44), all payable in accordance with the rates established in the Bulkhead Engineering Services for an amount not to exceed Forty Six Thousand Two Dollars and Forty-Four Cents (\$46,002.44) for a term to expire upon the completion of the Amended Services set forth in the Proposal on file with the Agency or twelve (12) months after the effective date of the contract, whichever is earlier, subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions, and modifications as may be necessary and/or desirable by the Agency in consultation with counsel.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to execute and deliver the contract 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 October 17, 2023.


Diana H. Jeffrey, Secretary

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

Item # 7
Withdrawn

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH REAL SHELTER FOR ALL, LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS BLOCK 7103, LOTS 2-8 AND 11, COMMONLY KNOWN AS 183 SIXTEENTH STREET, 181 SIXTEENTH STREET, 179 SIXTEENTH STREET, 177 SIXTEENTH STREET, 175 SIXTEENTH STREET, 173 SIXTEENTH STREET, 619 MARIN BOULEVARD AND 180 FIFTEENTH STREET WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended from time to time (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4 and -11 of the Redevelopment Law, the City of Jersey City (“City”) designated the Jersey City Redevelopment Agency (“Agency”) as the “Redevelopment Entity,” as such term is defined at N.J.S.A. 40A:12A-3, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement redevelopment plans and carry out redevelopment projects in areas in need of redevelopment in the City; and

WHEREAS, on March 14, 2007, in accordance with the criteria set forth in the Redevelopment Law, the City Council adopted Ordinance No. 07-037 approving a redevelopment plan known as the Jersey Avenue Light Rail Redevelopment Plan (“Redevelopment Plan”), as amended from time to time, to effectuate and regulate redevelopment of the area designated by the City as the Jersey Avenue Light Rail Redevelopment Area (“Redevelopment Area”); and

WHEREAS, Real Shelter For All, LLC, a New Jersey limited liability company, having its offices at 175-183 16th Street, Jersey City, New Jersey 07310 (“Redeveloper”), owns property in the Redevelopment Area comprised of parcels identified as Block 7103, Lots 2, 3, 4, 5, 6 and 11 on the official tax maps of the City (“Tax Maps”), and JCU Property Holdings, LLC and JCU II Holdings, LLC, affiliates of Redeveloper own contiguous property in the Redevelopment Area comprised of parcels identified as Block 7103, Lots 7 and 8 on the Tax Maps, respectively (collectively “Property”); and

WHEREAS, on January 25, 2023, Redeveloper filed a formal application with the Agency seeking designation as “Redeveloper” of the Property as such term is defined in N.J.S.A. 40A:12A-3, and further seeking to enter into a redevelopment agreement with the Agency for redevelopment of the Property; and

WHEREAS, Redeveloper proposes to construct a new fourteen (14) story, mixed use development consisting of 613 dwelling units (15% of which will be affordable), approximately 5,100 square feet of retail/commercial space, 200 parking spaces, ground floor retail, tenant amenities and other improvements (“Project”); and

WHEREAS, on February 28, 2023, the Agency adopted Resolution No. 23-SP02-10 designating Real Shelter For All, LLC as the “Redeveloper” of the Property as such term is defined in N.J.S.A. 40A:12A-3, conditioned, in part, on Redeveloper entering into a redevelopment agreement with the Agency on or before February 29, 2024; and

WHEREAS, to implement the development, financing, construction, operation, and management of the Project, the Agency now desires to enter into a Redevelopment Agreement with Redeveloper in the form attached hereto as **Exhibit A** (“RDA”) and authorize certain other actions and determinations in connection therewith.

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

Section 1. The above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Agency hereby approves the RDA, substantially in the form attached hereto as **Exhibit A**, together with any changes, insertions, and omissions thereto as the Executive Director, after consultation with counsel to the Agency, deem in their collective discretion to be necessary or desirable for the execution thereof.

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

Section 4. The foregoing is hereby conditioned upon the issuance of all necessary approvals by the City related to the Project contemplated in the RDA, as determined in the sole discretion of the Executive Director of the Agency in consultation with counsel.

Section 5. 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 6. A copy of this Resolution and RDA shall be available for public inspection at the offices of the JCRA.

Section 7. This Resolution shall take effect immediately.

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


DIANA H. JEFFREY, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 650 GROVE LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 6101, LOT 2, COMMONLY KNOWN AS 650 GROVE STREET, WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Jersey Avenue Light Rail Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Jersey Avenue Light Rail Redevelopment Plan, in order to effectuate the redevelopment of the Redevelopment Area (as has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, 650 Grove LLC (the “**Redeveloper**”) will receive title from a related entity of certain property located within the Redevelopment Area identified on the official tax maps of the City as Block 6101, Lot 2, commonly known as 650 Grove Street (the “**Property**”); and

WHEREAS, on August 9, 2023, Redeveloper submitted a redeveloper application to the Agency seeking to become the designated redeveloper for the Property; and

WHEREAS the Redeveloper proposes to develop, finance and construct a 5-story mixed use building with 108 residential market rate rental apartment units, a parking garage on the first floor with 58 parking spaces, 10 EV/EVMR spaces, 3,752 SF of commercial space, interior and exterior amenity space and an 8,400 SF performative green roof in accordance with the Jersey Avenue Light Rail Redevelopment Area (the “**Project**”); and

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

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

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

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

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

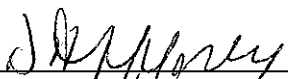
Section 3. 650 Grove LLC is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on October 31, 2024, unless extended for an additional period of no more one hundred eighty (180) days by the Executive Director in her sole discretion, *provided, however*, that designation of Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

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

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

Section 6. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

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

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

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

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

WHEREAS, by Resolution No. 23-SP03-9 adopted on March 21, 2023, the Agency authorized the execution of and subsequently entered into that certain Redevelopment Agreement (the “**Redevelopment Agreement**”) and Purchase and Sale Agreement (the “**Purchase and Sale Agreement**”) with 701 Newark Ave LLC (the “**Redeveloper**”); and

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

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

WHEREAS, by Resolution 23-SP07-6 adopted on July 24, 2023, the Agency and the Redeveloper were authorized to enter in a First Amendment to the Redevelopment Agreement

(“**First Amendment RDA**”) and First Amendment to the Purchase and Sale Agreement (“**First Amendment PSA**”) (collectively “**First Amendments**”) to amend the project description to include an additional twenty-four (24) residential units to the Original Project, of which five (5) will be affordable and nineteen (19) will be market rate, resulting in a total of three hundred sixty (360) residential units, and an elimination of all forty-five previously proposed parking spaces on site, and the elimination of any requirement to provide for any parking spaces off-site (the “**Revised Project**”) and to increase the purchase price of the Property; and

WHEREAS, the First Amendment PSA increased the Purchase Price as a result of the additional twenty-four (24) residential units in the Revised Project by Twenty Thousand Dollars (\$20,000) per additional unit or an additional Four Hundred Eighty Thousand Dollars (\$480,000) for a new purchase price of Seven Million Two Hundred Thousand Dollars (\$7,200,000); and

WHEREAS, the First Amendment RDA modified the Original Project to eliminate two stories of parking to accommodate the additional twenty-four (24) residential units included in the Revised Project; and

WHEREAS, the First Amendment RDA also increased the Community Benefit Payment by Twenty Thousand Dollars (\$20,000) per parking space removed or Nine Hundred Thousand Dollars (\$900,000), (the “**Revised Community Benefit Payment**”) to be paid to the Journal Square Arts Initiative as a result of the additional twenty-four (24) residential units in the Revised Project; and

WHEREAS, the Resolution of the City Planning Board memorialized on September 5, 2023, for Preliminary and Final Major Site Plan Approval for the Project (“**PB Resolution**”) contains the following provisions:

Findings of Fact

5. The Plan does not require any vehicular parking for the Project. Counsel for the Applicant explained that the Project was originally intended to include forty-five (45) parking spaces, which were subsequently eliminated due to safety concerns raised by the Division of Planning and the Division of Transportation Planning related to the location of a curb cut along Newark Avenue next to the Homestead Place pedestrian walkway. While not required by the Plan for this Project, the Applicant is proposing to provide forty-five (45) interim parking spaces with a carousel or similar parking system (the “Interim Parking”) on the adjacent Block 7902, Lots 46 and 47 (the “Interim Lots”). The Interim Lots were previously approved for use as an interim parking lot under Case No. P22-003 and are also connected to the Homestead Place pedestrian walkway. The Interim Parking shall be provided on the Interim Lots until the Interim Lots are further developed as part of further development along the Homestead Place Extension, or until additional public parking for forty-five (45) vehicles is provided by the Applicant or third parties as part of standalone parking or within a development, whichever occurs first. The Applicant’s commitment to the Interim Parking shall be memorialized within its RDA with the JCRA.

6. Prior to installation and/or construction of the Interim Parking, the amended design of the Interim Parking on the Interim Lots shall be reviewed and approved by the Division of Planning and the Jersey City Division of Engineering.

The Planning Board resolved, in part, as follows:

7. The Applicant shall amend its RDA with the JCRA to include its proposed off-site Interim Parking, and while parking is not required as part of this Project, the Interim Parking shall be part of and subject to the Applicant's RDA with the JCRA.

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

WHEREAS, in accordance with the PB Resolution, the Second Amendment shall eliminate the requirement of the Redeveloper to make the Revised Community Benefit Payment and in exchange the Second Amendment shall provide that the Redeveloper is required to provide forty-five (45) parking spaces on a property located on the block adjacent to the Property, Block 7902, Lots 46 and 47, and maintain and make those parking spaces available to the public until those lots are developed as part of another project or until the Redeveloper or other private third parties (for clarification, this new parking does not include any parking that may be created, constructed, or provided by the City of Jersey City) provide forty-five (45) new public parking spaces within approximately .25 miles of the Revised Project (whichever occurs first) ("**New Parking Requirement**"); and

WHEREAS, in the event the City provides the parking spaces required by the New Parking Requirement or Redeveloper cannot comply with the New Parking Requirement, the Redeveloper shall make a payment to the Agency in the amount of \$900,000; and

WHEREAS, the Second Amendment will include a revised Schedule H to 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 incorporated herein as if set forth at length.

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

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on October 17, 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 AMENDING
CONTRACT NO. 23-09-RN18 WITH THORNTON TOMASETTI,
INC. FOR FAÇADE 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 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 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 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, on June 20, 2023, by Resolution 23-06-18 the Agency was authorized to enter into an amendment to the 2022 Contract to include additional façade services including services related to the design of the bridge, below grade waterproofing, and façade access for an additional amount not to exceed Two Hundred Eight Thousand Dollars (\$208,000) ("**2022 Contract Amendment**"); and

WHEREAS, on September 19, 2023, by Resolution 23-09-7 the Agency was authorized 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, 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, the Proposal also included a fee for services for roofing and plaza waterproofing consulting services ("**Additional Services**"), which was not reflected in the either the 2022 or 2023 Contracts;

WHEREAS, the Agency desires to amend the 2023 Contract ("**2023 Contract Amendment**") to authorize TT to perform the Additional Services, for a total amount of additional fees and reimbursable expenses not to exceed Eighty Thousand Dollars (\$80,000.00), so that the new total amount of the 2023 Contract shall not exceed Three Hundred Forty-Eight Thousand Nine Hundred Twenty-Three Dollars (\$348,923.00); and

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

WHEREAS, notice of the award of the 2023 Contract Amendment 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 an amendment to the 2023 Contract to permit TT to perform the Additional Services for an amount not to exceed an additional Eighty Thousand Dollars (\$80,000.00), and such that the total amount of the 2023 Contract, as amended, shall not exceed Three Hundred Forty-Eight Thousand Nine Hundred Twenty-Three Dollars (\$348,923.00) payable at the rates set forth in the fee page proposal. Except as expressly authorized herein, all other terms and conditions of the Contract shall remain unchanged and in full force and effect.

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

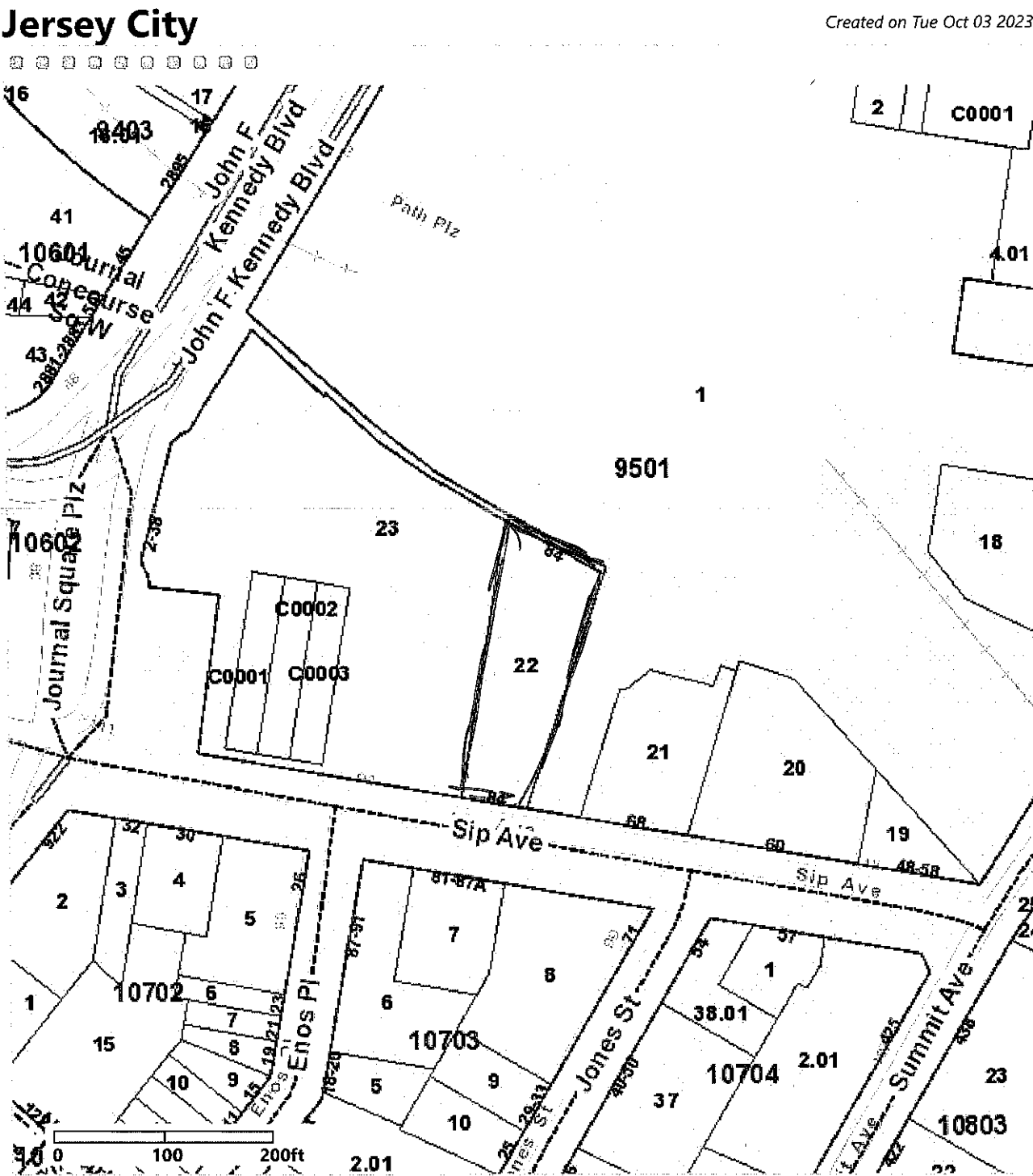
Section 4. The Agency shall publish notice of the award of the First Amendment in a newspaper of general circulation in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i).

Section 5. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-10-RN20 WITH TETRA TECH ENGINEERS, ARCHITECTS, AND LANDSCAPE ARCHITECTS P.C. DBA COSENTINI ASSOCIATES FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SERVICES, FOR 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, the City has designated that certain area known as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the Redevelopment Law; and

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

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

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

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

WHEREAS, in order to undertake the Pathside Museum Project, the Agency determined it has a need for services for certain mechanical, electrical, plumbing and fire protection services for the Property ("**MEP/FP Services**"); and

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

WHEREAS, on October 29, 2021, the Agency issued a request for proposals for the MEP/FP Services to certain professionals with museum expertise ("**RFP**") which RFP fully described the scope of the MEP/FP Services required by the Agency; and

WHEREAS, in response to the RFP, Tetra Tech Engineers, Architects, and Landscape Architects dba Cosentini Associates ("**Cosentini**") submitted a detailed proposal for the MEP/FP Services dated November 23, 2021; and

WHEREAS, on December 21, 2021 by resolution No. 21-12-16, the Agency awarded a contract to Cosentini for MEP/FP Services (the "**2021 Contract**"); and

WHEREAS, on September 11, 2023, Cosentini submitted a detailed proposal to the Agency to continue to perform the MEP/FP Services in addition to some other services as outline in the proposal on file with the Agency (the "**Proposal**"); and

WHEREAS, Cosentini possesses the skills and expertise necessary to perform and complete the MEP/FP Services set forth in the Proposal; and

WHEREAS, the Agency desires to enter into a professional services contract with Cosentini (the "**2023 Contract**") to perform the MEP/FP Services as outlined in the Proposal, for a total amount not to exceed Forty-Eight Thousand Six Hundred Nineteen Dollars (\$48,619.00), to be paid in accordance with the rates set forth in the Proposal; and

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

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

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

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

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

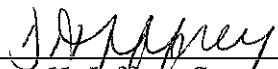
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the 2023 Contract with Cosentini to perform and complete the MEP/FP Services for a term to expire twelve (12) months after the effective date of the 2023 Contract, or upon the completion of the MEP/FP Services, whichever comes first, payable in accordance with the rates set forth in the Proposal for a total amount not to exceed Forty-Eight Thousand Six Hundred Nineteen Dollars (\$48,619.00) subject to the terms and conditions of the Agency's form professional services agreement, together with any such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency in consultation with counsel, and to undertake all actions necessary to effectuate the 2023 Contract and this Resolution, all in accordance with the LPCL, and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 3. The Agency shall publish notice of the award of the 2023 Contract in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

Section 4. This Resolution shall take effect immediately.

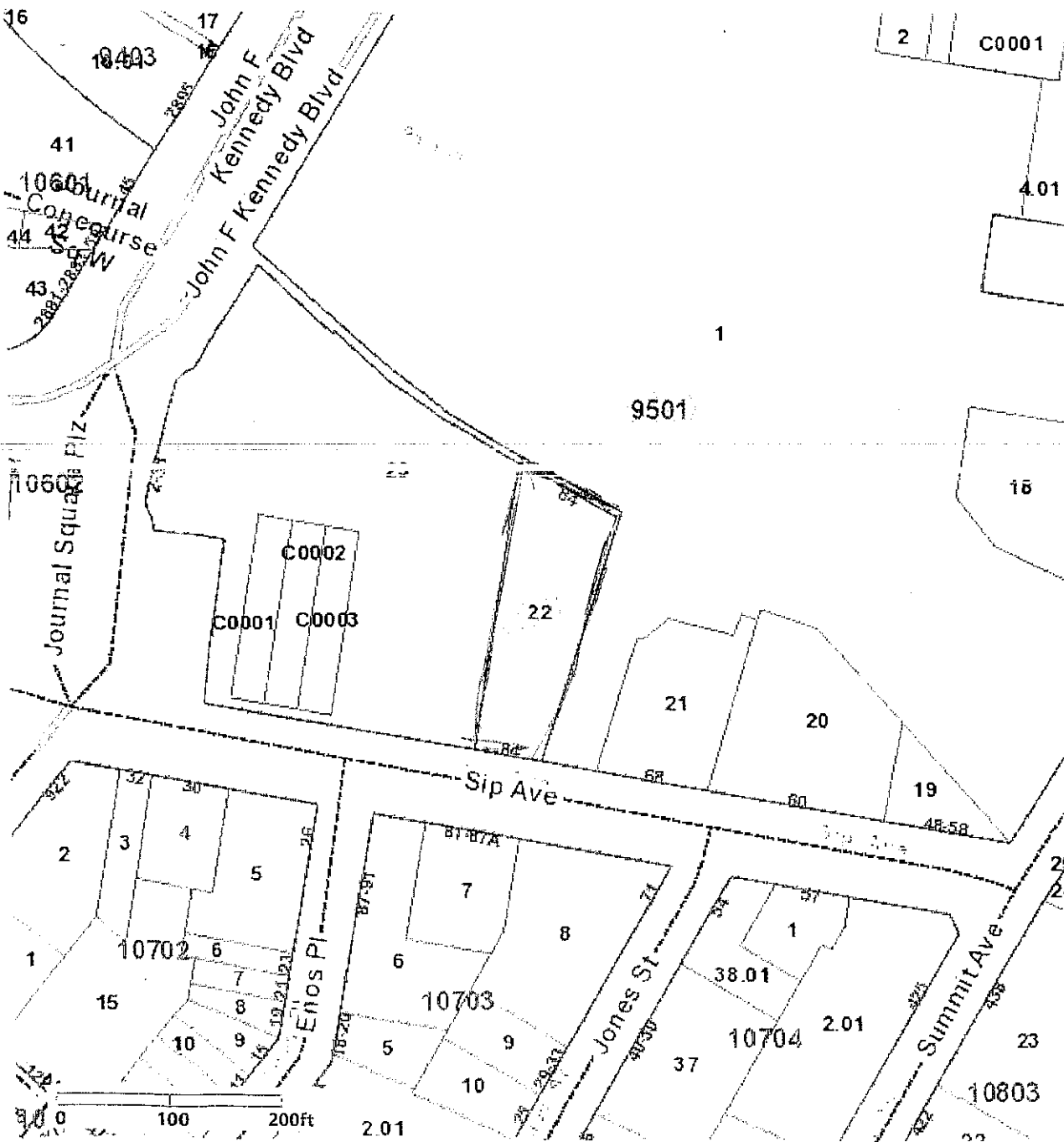
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on October 17, 2023.


Diana H. Jeffrey, Secretary

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

Jersey City

Created on Tue Oct 03 2023



notes:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-10-RN21 WITH LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. FOR 3D LASER SCAN AND SURVEYING SERVICES, FOR 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, the City has designated that certain area known as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the Redevelopment Law; and

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

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

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

WHEREAS, the Agency 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, as part of the Pathside Museum Project, the Agency determined it has a need for scanning and surveying services within the electrical vault area on the Property and Revit modeling (collectively, the “**Services**”); and

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

WHEREAS, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (“**Langan**”) submitted a detailed proposal to the Agency for the Services dated September 14, 2023 (the “**Proposal**”); and

WHEREAS, Langan possesses the skills and expertise necessary to perform and complete the Services set forth in the Proposal; and

WHEREAS, the Agency desires to enter into a professional services contract with Langan (the “**2023 Contract**”) to perform the Services as outlined in the Proposal, for a total amount not to exceed Seven Thousand Dollars (\$7,000.00), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the 2023 Contract will be funded by monies received from the City in accordance with the Cooperation Agreement and/or 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 2023 Contract shall be published in a newspaper of general circulation,

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

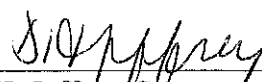
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the 2023 Contract with Langan to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the 2023 Contract, whichever comes first, payable in accordance with the rates set forth in the Proposal for a total amount not to exceed Seven Thousand Dollars (\$7,000.00), subject to the terms and conditions of the Agency’s form professional services agreement, together with any such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency in consultation with counsel, and to undertake all actions necessary to effectuate the 2023 Contract and this Resolution, all in accordance with the LPCL, and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 3. The Agency shall publish notice of the award of the 2023 Contract in a newspaper of general circulation.

Section 4. This Resolution shall take effect immediately.

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

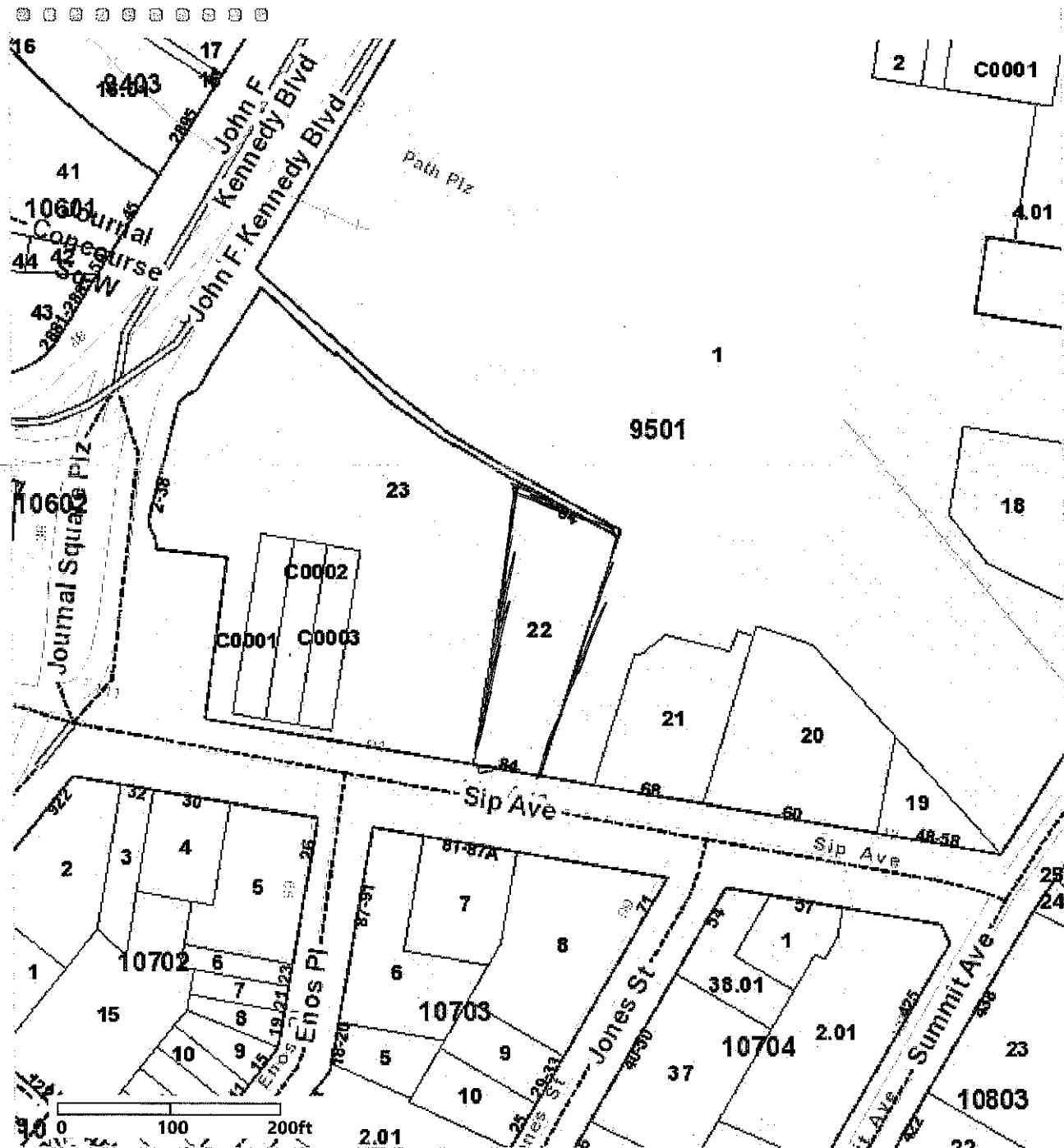


Diana H. Jeffrey, Secretary

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

Jersey City

Created on Tue Oct 03 2023



notes:

**LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING,
LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.**

ADDITIONAL SERVICES REQUEST (ASR)

Page 1 of 3

DATE: September 14, 2023

LAST REVISED: N/A

PROJECT NO. 170723301

ASR NO: 1

ASR TITLE: Vault Survey

CONTRACT: Professional Services Contract No. 21-12-CJ10, dated November 23, 2021

PROJECT TITLE: Pathside Building ("The Project")

ORDER BY: Bethany Russo

COMPANY: Economic Project Solutions, Inc.

Pursuant to our discussions, we are issuing this additional service request to provide additional surveying services at the Pathside Building in the Jersey City, New Jersey. The proposed scope of services was developed based on a request received from Economic Project Solutions received on August 10th, 2023. This additional service request will build upon prior services prepared for this project by Langan.

SCOPE OF SERVICES

The proposed scope of services is as follows:

3D Laser Scanning

3D laser scanning will be conducted within electrical vault area directly south of the building. We understand access will be provided to the vault by the client. 3D scanning will be performed only in areas where safely accessible. The 3D laser scan will include architectural, structural, and features visible to the scanner at time of survey. Laser scan information will include surfaces visible and accessible to the scanner. While we will make every effort to collect data on this surface, some shadowing may occur due to limited accessibility or scanner locations. During the field phase, temporary targets will be placed in the areas being laser scanned. These targets will consist of either paper targets attached to bare wall surfaces using minimally adhesive painter's masking tape or tripods with a swivel mounted targeting paddle. Targets will then be located using traditional survey methodology for use in registration and alignment to the project coordinate system. At the end of each shift our crews will remove all targets from the work area.

DELIVERABLES

Point Cloud

Upon completion of the field scan and registration process, we will provide the team with a single registered 3D point cloud of the areas scanned. As colored point clouds will not be performed, data will be represented in intensity colors only. The point cloud will be delivered in .RCP format that will be compatible with a variety of Autodesk modeling software platforms.

Revit Model

Architectural and Structural Model

We will update the prior model using information extracted from our point clouds using Autodesk Revit software. Modeled elements will include the vault's walls, ceilings, floors, and visible structure. Information will be provided to the same LOD and standards as described under the base scope of services.

**LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING,
LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.**

ADDITIONAL SERVICES REQUEST (ASR)

Page 2 of 3

DATE: September 14, 2023

LAST REVISED: N/A

PROJECT NO. 170723301

ASR NO: 1

ASR TITLE: Vault Survey

Fees

The lump sum fees to complete the referenced work have been provided in the chart below. The base task includes one day of field work for a two-person laser scan crew, data reduction, drafting, and professional supervision. We will invoice you monthly for time spent in accordance with the terms of our project contract.

Table 1. 3D Laser Scanning Fees

Tasks	Survey Fees
Additional 3D Laser Scanning and Point Cloud Deliverables ¹	\$ 3,500
Additional Revit Modeling	\$ 3,500
Lump Sum Total for Consulting Services	\$ 7,000

¹ Fees includes a Two Person Laser Crew for one 4-hr shift during regular business hours.

CONDITIONS AND EXCLUSIONS

1. The terms and conditions from the original Contract and all subsequent ASRs remain valid and are hereby incorporated into this ASR.
2. Any deviation from the scope of services outlined in this proposal will be brought to your attention and a separate budget will be provided to you if additional services are required.
3. We assume that the field activities will be performed during normal working hours (Monday through Friday, 7:00 am to 5:00 pm). Access delays or schedules outside of normal working hours may increase costs.
4. Excludes:
 - a. Color photography at each scan location.
 - b. Entry into shaft ways, elevator pits or cars, and/or similar confined spaces.
 - c. Scanning above ceilings or in raised flooring.
 - d. Removal or replacement of ceiling tiles or flooring.
 - e. Ground penetrating radar
 - f. Any selective demolition, probing, or test pits to ascertain material composition and/or reveal obscured components.
 - g. Removal of light refraction or "noise" found in the registered point cloud.
 - h. Supplementary site visits to obtain obstructed or inaccessible information is excluded within this proposal.

**LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING,
LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.**

ADDITIONAL SERVICES REQUEST (ASR)

Page 3 of 3

DATE: September 14, 2023

LAST REVISED: N/A

PROJECT NO. 170723301

ASR NO: 1

ASR TITLE: Vault Survey

LANGAN is authorized to proceed with this scope of services.



Langan: Tim O'Connor, LS

Agreement Authorized By:

cc: Langan team



for Langan: Paul Fisher
Principal/Vice President

Item #14
Withdrawn

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FUNDING AGREEMENT WITH 14-16 BURMA ROAD INDUSTRIAL LLC AND AUTHORIZING THE AGENCY TO SUBMIT AN APPLICATION PURSUANT TO THE FILM & DIGITAL MEDIA STUDIO INFRASTRUCTURE PROGRAM WITHIN THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY FOR PROPERTY IDENTIFIED AS BLOCK 24304, LOT 8, COMMONLY KNOWN AS 14-16 BURMA ROAD, WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

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

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

WHEREAS, 14-16 Burma Road Industrial LLC (the “**Owner**”) is the owner of certain property located within the Redevelopment Area identified on the official tax maps of the City as Block 24304, Lot 8, and commonly known as 14-16 Burma Road (the “**Property**”); and

WHEREAS, the Agency intends to prepare and submit an application (the “**Application**”) to the New Jersey Economic Development Authority, the Film & Digital Media Studio Infrastructure Program which provides grants to municipalities, municipal entities, counties, county entities, and/or State instrumentalities for infrastructure improvements and sitework in support of the development of a film or digital media production facility (the “**EDA Program**”) for economic assistance in connection with the construction of redevelopment infrastructure on the Property (the “**Project**”); and

WHEREAS, the Owner will fund all costs and expenses of the Agency in connection with the preparation and submission of the Application and related tasks in connection with the Project (the “**Agency Costs**”); and

WHEREAS, the Agency wishes to enter into a funding agreement with the Owner (the “**Funding Agreement**”) to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency Costs,

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

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

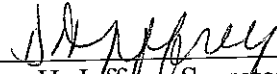
Section 2. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the Funding Agreement, substantially in the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable in consultation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

Section 3. The Agency is hereby authorized to prepare and submit the Application and engage in all related tasks.

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 October 17, 2023.


Diana H. Jeffrey, Secretary

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



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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 23-10-VB8 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL SERVICES AT PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, AND COMMONLY KNOWN AS 125 MONITOR STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, pursuant to the Redevelopment Law, the City designated that certain area known as the Morris Canal Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and enacted the Morris Canal Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

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

WHEREAS, the Agency requires environmental engineering services (the “**Environmental Engineering Services**”) in connection with the adaptive re-use of the building located on the property identified as Block 17503, Lot 1 on the tax maps of the City, commonly known as 125 Monitor Street (the “**Property**”); and

WHEREAS, by Resolution No. 22-09-17 dated September 20, 2022, the Agency’s Board of Commissioners authorized Contract No. 22-09-VB3 with Potomac-Hudson Environmental, Inc. (“**PHE**”) to perform certain other Environmental Engineering Services at the Property (the “**2022 Contract**”); and

WHEREAS, the term of the 2022 Contract has recently expired; and

WHEREAS, on October 5, 2023, PHE submitted a proposal, a copy of which is on file with the Agency (the “**Proposal**”), to enter into a new contract to perform the remaining Environmental Engineering Services under the 2022 Contract as well as additional services described in the Proposal (the “**2023 Contract**”); and

WHEREAS, in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law (the “**LPCL**”), contracts for which the subject matter consists of professional services may be awarded without public advertising for bids and bidding therefor; and

WHEREAS, the Agency wishes to award the 2023 Contract for an amount not to exceed Fifteen Thousand Dollars (\$15,000.00) for a term expiring no later than twelve (12) months after

the effective date of the 2023 Contract or upon completion of the Environmental Engineering Services, whichever comes first; and

WHEREAS, pursuant to the LPCL, the Environmental Engineering Services are professional services exempt from public bidding; and

WHEREAS, PHE has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledges that the 2023 Contract will prohibit PHE from making any reportable contributions through the term of the 2023 Contract; and

WHEREAS, the Agency certifies that funds are available for the Environmental Engineering Services; 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 aforementioned recitals are incorporated herein as though fully set forth at length.

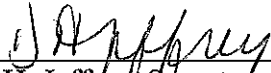
Section 2. The Board of Commissioners hereby authorizes the 2023 Contract with PHE to perform the Environmental Engineering Services for an amount not to exceed Fifteen Thousand Dollars (\$15,000.00), payable in accordance with the rates set forth in the Proposal for a term to expire no later than twelve (12) months after the effective date of the 2023 Contract or upon completion of the Environmental Engineering Services, whichever is earlier, all subject to the Agency's form professional services agreement.

Section 3. The Chair, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the Contract and any and all other documents necessary to effectuate this Resolution, together with such additions, deletions and/or modifications as deemed necessary and/or desirable in consultation with counsel.

Section 4. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the Contract and this Resolution, all in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 23-10-JF7 WITH LASSER SUSSMAN ASSOCIATES, LLC FOR APPRAISAL SERVICES WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 19003, LOTS 17, 18, AND 19, COMMONLY KNOWN AS 276-280 PINE STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, pursuant to the Redevelopment Law, the City designated the Morris Canal Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted the Morris Canal Redevelopment Plan (the “**Redevelopment Plan**”); and

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

WHEREAS, on October 5, 2023, Lasser Sussman Associates, LLC (the “**Appraiser**”) submitted a proposal to the Agency to conduct professional appraisal services, including but not limited to fieldwork, analysis, and preparation of appraisal reports (the “**Appraisal Services**”) for property identified on the official tax maps of the City as Block 19003, Lots 17, 18, and 19, more commonly known as 276-280 Pine Street (collectively, the “**Property**”); and

WHEREAS, the Agency has determined it has a need for the Appraisal Services in order to proceed with redevelopment of the Property; and

WHEREAS, the Agency desires to authorize execution of a contract (the “**Contract**”) with the Appraiser to conduct the Appraisal Services for a term of one (1) year and for an amount not to exceed Twelve Thousand Dollars (\$12,000.00); and

WHEREAS, the Appraisal Services are professional services within the definition contained in *N.J.S.A. 40A:11-2*; and

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

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

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

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

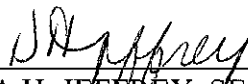
Section 2. The Board of Commissioners hereby authorizes the award of the Contract for Appraisal Services to Lasser Sussman Associates, LLC for a not to exceed amount of Twelve Thousand Dollars (\$12,000.00) and for a term of one (1) year.

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

Section 5. This Resolution shall take effect immediately.

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



 DIANA H. JEFFREY, SECRETARY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BID FOR SALTING AND SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS

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

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

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

WHEREAS, on October 11, 2023, the Agency received one (1) bid in response to the RFB (the “**Bid**”), a copy of which is on file with the Agency; and

WHEREAS, the Agency examined the sole Bid submitted and determined that such Bid was non-responsive; and

WHEREAS, the Agency desires to reject the sole Bid submitted as non-responsive in accordance with N.J.S.A. 40A:11-13.2(e) and to authorize the reissuance of the RFB.

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

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

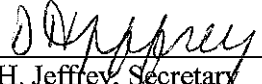
Section 2. The Agency hereby rejects the sole Bid submitted as non-responsive in accordance with N.J.S.A. 40A:11-13.2(e).

Section 3. The Agency is hereby authorized to reissue the RFB.

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 other 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 October 17, 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 REJECTING BIDS FOR GROUNDS
MAINTENANCE AND LANDSCAPING SERVICES AT AGENCY-OWNED
PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS**

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

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

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

WHEREAS, on October 13, 2023, the Agency received three (3) bids in response to the RFB (the “Bids”), copies of which are on file with the Agency; and

WHEREAS, the Agency examined the Bids submitted and determined that such Bids were non-responsive; and

WHEREAS, the Agency desires to reject the Bids submitted as non-responsive in accordance with N.J.S.A. 40A:11-13.2(e) and to authorize the reissuance of the RFB.

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

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

Section 2. The Agency hereby rejects the Bids submitted as non-responsive in accordance with N.J.S.A. 40A:11-13.2(e).

Section 3. The Agency is hereby authorized to reissue the RFB.

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 other 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 October 17, 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 AN
EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT
PURSUANT TO N.J.S.A. 40A:11-5(I)(M) ENABLING THE
EXECUTIVE DIRECTOR TO BIND MANAGEMENT LIABILITY
(DIRECTORS AND OFFICERS) INSURANCE COVERAGE**

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 requires Management Liability (Directors and Officers) insurance coverage in the amount of \$5,000,000; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-5(1)(m)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), *N.J.A.C. 5:34-2.1-2.3* and Local Finance Notice AU-2002-2, contracts for which the subject matter consists of insurance coverage are considered extraordinary unspecifiable services (“**EUS**”) and may be awarded without competitive bidding; and

WHEREAS, pursuant to the LPCL, the Agency through its insurance broker, Brown & Brown Metro, LLC, is soliciting quotations for such insurance with a total liability limit of \$5,000,000 and a deductible of \$250,000, including terrorism coverage, copies of quotations are on file with the Agency; and

WHEREAS, the Agency desires to obtain Directors and Officers Liability coverage through an insurance provider for a total amount not to exceed Forty-Eight Thousand Five Hundred Thirty-Nine Dollars and Fifty Cents (\$48,539.50) for a period of up to one (1) year; and

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

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

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

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

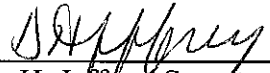
Section 2. The Executive Director is hereby authorized and directed to renew its Directors and Officers Liability Insurance policy with its current carrier or to bind Directors and Officers Liability Coverage with another carrier in accordance with coverages and limits set forth herein for a period of up to one (1) year.

Section 3. The Executive Director is hereby authorized to execute any and all documents necessary to obtain Directors and Officers Liability coverage, in consultation with counsel, and to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. The Executive Director is hereby authorized to pay the premium costs for Directors and Officers Liability coverage in an amount not to exceed Forty-Eight Thousand, Five Hundred Thirty-Eight Dollars and Fifty Cents (\$48,539.50).

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 October 17, 2023.


Diana H. Jeffrey, Secretary

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

EXHIBIT A
CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Board of Commissioners of the Jersey City Redevelopment Agency (“Agency”)
FROM: Diana H. Jeffrey, Executive Director
DATE: October 10, 2023
SUBJECT: Extraordinary Unspecifiable Services for Management Liability (Directors and Officers) Insurance Coverage (the “Services”) to be provided by ACE American Ins. Co. (“ACE”) for the Agency

This is to request your approval of a resolution authorizing the Executive Director to bind insurance coverage as follows:

Firm: ACE American Ins. Co.

Cost: An amount not to exceed Forty-Eight Thousand Five Hundred Thirty-Nine Dollars and Fifty Cents (\$48,539.50), for a period of up to one (1) year.

Duration: Not to exceed one (1) year.

Purpose: Provide management liability (directors and officers) insurance coverage including terrorism coverage to the Agency.

1. **Provide a clear description of the nature of the work to be done.**
ACE will provide management liability insurance coverage to the Agency including terrorism coverage for a period of up to one (1) year.
2. **Describe in detail why the contract meets the provisions of the statute and rules.**
Pursuant to *N.J.S.A. 40A:11-5(1)(m)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “LPCL”), it is permissible by law that insurance and insurance services be procured as a statutorily permissible extraordinary unspecifiable service (EUS). *N.J.A.C. 5:34-2.1-2.3* and Local Finance Notice AU-2002-2, states that contracts for which the subject matter consists of insurance coverage are considered extraordinary unspecifiable services.
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:**
Pursuant to Local Finance Notice AU-2003-2, “[s]ince ‘insurance’ includes the purchase of insurance coverage and consultant services it is considered as a ‘statutory’ EUS and does not require supporting reasons for its action beyond citing the statutory reference.”
4. **Describe the informal solicitation of quotations:**
The Agency, through its insurance broker, Brown & Brown Metro, LLC solicited quotations for the Services with a total liability limit of \$5,000,000 and a deductible of \$250,000.

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.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ADOPTING A CASH
MANAGEMENT PLAN**

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) has been duly created by ordinance of the City of Jersey City and exists in good standing as a public body corporate and politic under and pursuant to all applicable law, including the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*; and

WHEREAS, under applicable law, including *N.J.S.A. 40A:5-14* of the Local Fiscal Affairs Law, the Agency must adopt a cash management plan on an annual basis relating to the deposit and investment of funds of the Agency; and

WHEREAS, the Agency’s Chief Financial Officer has prepared a form of cash management plan for the Agency’s consideration,

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

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

Section 2. The Agency hereby designates the cash management plan attached hereto as **Exhibit A** as the official cash management plan for the Agency.

Section 3. A copy of this resolution shall be available for public inspection at the offices of the Agency.

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 October 17, 2023.



DIANA H. JEFFREY, Secretary

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

EXHIBIT A
CASH MANAGEMENT PLAN

JERSEY CITY REDEVELOPMENT AGENCY
CASH MANAGEMENT POLICY

Pursuant to N.J.S.A. 40A:5-14, the Jersey City Redevelopment Agency's Cash Management Policy or Philosophy for selecting and evaluating investment instruments shall:

- 1) Consider preservation of capital, by ensuring that the principal invested is safe and secure.
- 2) Consider liquidity, by ensuring that the security can readily be converted to cash.
- 3) Consider current and historical investment returns, by comparing and examining such returns.
- 4) Consider diversification, by spreading investment principal among a number of investment instruments.
- 5) Consider maturity requirements, by timing the maturity of the investment to match the need for cash.
- 6) Consider costs and fees; by analyzing the expenses associated with buying, storing and redeeming investment instruments.
- 7) Be based on a cash flow analysis prepared by the Chief Financial Officer and be commensurate with the nature and size of the funds held by the Jersey City Redevelopment Agency.
- 8) Be made on a competitive basis insofar as practicable.

Pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency may use moneys which may be in hand for the purchase of the following types of securities which, if suitable for registry, may be registered in the name of the Jersey City Redevelopment Agency:

- 1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
- 2) Government money market mutual funds.
- 3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other external factor.
- 4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which the local unit is a part or within which the school district is located.
- 5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Investment of the Department of the Treasury for investment by local units.

- 6) Local government investment pools.
- 7) Deposits with the State of New Jersey Cash Management Fund,
- 8) Agreements for the repurchase of fully collateralized securities, if:
 - a) the underlying securities are permitted investments pursuant to N.J.S.A. 40A:5- 15.1;
 - b) the custody of collateral is transferred to a third party;
 - c) the maturity of the agreement is not more than 30 days;
 - d) the underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Protection Act (GUDPA);
 - e) a master repurchase agreement providing for the custody and security of collateral is executed.

Also pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency will also abide by the following investment guidelines:

- 1) Any investment instruments in which the security is not physically held by the local unit shall be covered by a third party custodial agreement which shall provide for the designation of such investments in the name of the local unit and prevent unauthorized use of such investments.
- 2) Purchase of investment securities shall be executed by the "delivery versus payment" method to ensure that securities are either received by the local unit or a third party custodian prior to or upon the release of the local unit's funds.
- 3) Any investments not purchased and redeemed directly from the issuer, government money market mutual fund, local government investment pool, or the State of New Jersey Cash Management Fund, shall be purchased and redeemed through the use of a national or State bank located within this State or through a broker-dealer which, at the time of purchase or redemption, has been registered continuously for a period of at least two years pursuant to section 9 of P.L. 1967, c.93 (C.49:3-56) and has at least \$25 million in capital stock (or equivalent capitalization if not a corporation), surplus reserves for contingencies and undivided profits, or through a securities dealer who makes primary markets in U.S. Government securities and reports daily to the Federal Reserve Bank of New York its position in and borrowing on such U.S. Government securities,
- 4) When the Agency's Cash Management Plan permits investments for more than one (1) year, the investment must approximate the prospective use of the funds. This primarily relates to U.S. Securities and local bond issue purchase.

With the above Cash Management Policy in mind, the Agency's Cash Management Plan is indicated by the following designations of approved depositories and investment instruments.

As per the Cash Management Plan of the Jersey City Redevelopment Agency, the Agency hereby designates the following entities as GUDPA approved depository banks:

- Bank of America, N.A.
- BCB Community Bank
- Capital One Bank
- Investors Bank
- JP Morgan Chase Bank
- Provident Savings Bank
- Kearny Bank
- TD Bank, NA

NOTE: All of the investment instruments permitted by N.J.S.A. 40A:5-15.1 can be purchased through the Agency's (GUDPA) banks with the possible exception of Government Money Market Funds, which would require broker/dealers.

The approved investment instruments selected by the Jersey City Redevelopment Agency are:

- 1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
- 2) Government money market funds.
- 3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependable on any index or other external factor.
- 4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which The local unit is a part of within which the school district is located,
- 5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Department of Treasury, Division of Investment.
- 6) Local government investment pools, such as New Jersey Class, and the New Jersey Arbitrage Rebate Management Program.
- 7) Deposits with the State of New Jersey Cash Management Fund.
- 8) Repurchase agreements of fully collateralized securities, if:
 - a) The underlying securities are permitted investments pursuant to N.J.S.A. 40A:5-15.1;
 - b) The custody of the collateral is transferred to a third party;
 - c) The maturity of the agreement is not more than 30 days;

- d) The underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Projection Act (GUDPA).
- e) A master repurchase agreement providing for the custody and security of the collateral is executed.

The approved designation of any Government Money Market Funds are:

NOTE: The purchase of Government Money Market Funds requires the use of broker/dealers.

The Agency's Cash Management Plan is further guided by the following principles of investment and risk:

- Although many factors will contribute to the Agency's policy for selecting and evaluating investment instruments, the Agency recognizes that the security of such interest comes first, followed by liquidity, and then yield.
- Funds shall be managed to meet the Agency's cash flow needs; namely asset maturity decisions will be guided by cash flow factors.
- Careful attention to investment fee structure must be paid: for example, the fees for getting in and out of investments will be considered. Additionally, when investing in government money market funds, load fees (fees up front) and no-load fees (fee is covered as part of the yield) must be distinguished.
- The Agency will acknowledge the notion that "past performance is not a guarantee of future results" when gauging the potential success of its investments. Namely, since government money market funds are required to be rated, the Agency will study such ratings. The Agency will assess the performance of such funds, paying strict attention to their historical expenses, and the experience of their managers.
- The Agency will use the New Jersey Cash Management Fund as a benchmark for comparing the performance of government money market funds and Local Government Investment Pools. Since the New Jersey Cash Management Fund has a wider variety of investments available to it than government money market funds and Local Government Investment Pools, it can be used as a reliable indicator of market performance.
- If solicited by financial advisors to assist the Agency in its investment decisions, the Agency shall (a) be prudent in taking their advice; (b) consider what they are selling; (c) establish how they will profit from the investment; (d) ascertain exactly what their fees are; (e) be aware of "churning" (generation of excess fees by moving from investment to investment).

- The Agency will completely understand all financial products purchased, namely, how the product is priced, the effect or interest rate changes on the value of the product and the liquidity of the product.
- The Agency will consult with Counsel whenever there is a question regarding the legal status of an investment instrument. The Agency will purchase certificate of deposits or repurchase agreements from broker/dealers (including bank related ones) since they are not permitted depositories of funds.
- If necessary, the Agency will consult with GPOA publications on investment practices and with the Bureau of Securities when it comes to ensuring that investment advisors, or broker/dealers and agents of broker/dealers are registered.

General Cash Management Principles that the Agency's Cash Management Plan shall adhere to are:

- All moneys turned over to the Treasurer shall be deposited within forty-eight (48) hours in accordance with N.J.S.A.40A:5-15.
- The Chief Financial Officer, shall minimize the possibility of idle cash accumulating in accounts by assuring that all amounts in excess of negotiated compensating balances (if applicable) are kept in interest bearing accounts or promptly swept into the investment portfolio.
- Cash may be withdrawn from investment pools under the discretion of the Chief Financial Officer to fund operations, and/or meet cash flow needs.
- The method of calculating banking fees and compensating balances (if applicable) shall be documented to the Board of Commissioners at least annually.

2024 AGENCY BUDGET RESOLUTION

Jersey City Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

WHEREAS, the Annual Budget for Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2024 at its open public meeting of October 17, 2023; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$3,984,837, Total Appropriations including any Accumulated Deficit, if any, of \$3,696,337, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$15,500,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Agency, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Agency's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing for the purposes described in this section of the budget must be granted elsewhere; by agreement or other means provided by law.

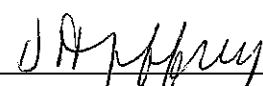
NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held on October 17, 2023 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2024 and ending December 31, 2024, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Agency's outstanding debt obligations; and

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for Adoption on November 21, 2023.

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 October 17, 2023.

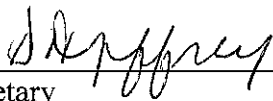
RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley				✓
Daniel Rivera	✓			


 Diana H. Jeffrey, Secretary

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

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

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


Secretary

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

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

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
ADVANCED SCAFFOLD SERVICES LLC							
ADVANCED SCAFFOLD SERVICES I	10/17/2023	10/1/2023	October 2023	Scaffold Services at 84 Sip Avenue-October 2	\$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	10/17/2023	10/1/2023	October 2023	Employee Deductions per Payroll - October 2	\$783.13	\$0.00	\$783.13
				Totals for AFLAC: 1 invoice(s) listed.	\$783.13	\$0.00	\$783.13
Arup US, Inc							
Arup US, Inc	10/17/2023	7/21/2023	5006-2301168	Professional Services - Structural-Through Ma	\$99,450.00	\$0.00	\$99,450.00
Arup US, Inc	10/17/2023	9/20/2023	5006-2301954	Professional Services- Through September 20	\$5,000.00	\$0.00	\$5,000.00
Arup US, Inc	10/17/2023	7/31/2023	5006-2301083	Professional Services- Through June 2023/ Ac	\$17,750.00	\$0.00	\$17,750.00
				Totals for Arup US, Inc: 3 invoice(s) listed.	\$122,200.00	\$0.00	\$122,200.00
BROWN - BROWN METRO INC.							
BROWN - BROWN METRO INC.	10/17/2023	10/2/2023	13714823	Insurance Renewal- 9/24/2023-9/24/2024-Poli	\$48,491.25	\$0.00	\$48,491.25
				Totals for BROWN - BROWN METRO INC.: 1 invoice(s) listed.	\$48,491.25	\$0.00	\$48,491.25
BROWNFIELD REDEVELOPMENT SOLUTIONS							
BROWNFIELD REDEVELOPMENT S	10/17/2023	7/19/2023	67492	Morris Canal - Greenway EPA Multipurpose C	\$3,302.00	\$0.00	\$3,302.00
BROWNFIELD REDEVELOPMENT S	10/17/2023	8/31/2023	6675	Misc Non-Grant Support Services-Jul 10- Au	\$1,580.00	\$0.00	\$1,580.00
BROWNFIELD REDEVELOPMENT S	10/17/2023	8/31/2023	6677	Oversight & Mgmt Services for EPA Hazardo	\$640.00	\$0.00	\$640.00
BROWNFIELD REDEVELOPMENT S	10/17/2023	8/31/2023	6700	Support Services For Groundwater oversight-	\$1,005.00	\$0.00	\$1,005.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: 4 invoice(s) listed.	\$6,527.00	\$0.00	\$6,527.00
CASH							
CASH	10/17/2023	10/12/2023	October 2023	Petty Cash Replenishment	\$156.11	\$0.00	\$156.11
				Totals for CASH: 1 invoice(s) listed.	\$156.11	\$0.00	\$156.11
CHRISTOPHER FIORE							
CHRISTOPHER FIORE	10/17/2023	9/7/2023	September 2023	Reimbursement - Rideshare to meeting	\$16.92	\$0.00	\$16.92
CHRISTOPHER FIORE	10/17/2023	9/8/2023	September 2023	Reimbursement - Hotel AC Conf.	\$153.56	\$0.00	\$153.56
CHRISTOPHER FIORE	10/17/2023	9/14/2023	September 2023	Reimbursement- Office Lunch 7th Ave. Burg	\$175.65	\$0.00	\$175.65
CHRISTOPHER FIORE	10/17/2023	9/18/2023	September 2023	Reimbursement - Board Meeting Dinner	\$192.49	\$0.00	\$192.49

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	10/17/2023	9/22/2023	September 2023	Reimbursement - Office Supplies- Shirts	\$1,107.59	\$0.00		\$1,107.59
CHRISTOPHER FIORE	10/17/2023	9/25/2023	September 2023	Reimbursement - Travel to & From AC Conf	\$174.23	\$0.00		\$174.23
CHRISTOPHER FIORE	10/17/2023	9/26/2023	September 2023	Reimbursement - Floral Arrangement	\$197.20	\$0.00		\$197.20
CHRISTOPHER FIORE	10/17/2023	9/27/2023	September 2023	Reimbursement - Zoom	\$93.45	\$0.00		\$93.45
CHRISTOPHER FIORE	10/17/2023	9/28/2023	September 2023	Reimbursement - Job Posting	\$1,279.50	\$0.00		\$1,279.50
CHRISTOPHER FIORE	10/17/2023	9/29/2023	September 2023	Reimbursement - Hotel	\$72.10	\$0.00		\$72.10
CHRISTOPHER FIORE	10/17/2023	9/29/2023	September 2023	Reimbursement- Meals for Cong.	\$28.00	\$0.00		\$28.00
				Totals for CHRISTOPHER FIORE:	\$3,490.69	\$0.00		\$3,490.69
				11 Invoice(s) listed.				
Columbus Hotel Urban Renewal LLC								
Columbus Hotel Urban Renewal LLC	10/17/2023	10/9/2023	95359031	Centre Pompidou - Hotel Reservations for Oc	\$249.00	\$0.00		\$249.00
Columbus Hotel Urban Renewal LLC	10/17/2023	10/9/2023	95360741	Centre Pompidou - Hotel Reservations for Oc	\$249.00	\$0.00		\$249.00
				Totals for Columbus Hotel Urban Renewal LLC:	\$498.00	\$0.00		\$498.00
				2 Invoice(s) listed.				
COMCAST								
COMCAST	10/17/2023	10/1/2023	8499 05 354 4361702	Internet Service at 39 Kearney Ave.- Septembe	\$516.75	\$0.00		\$516.75
COMCAST	10/17/2023	9/16/2023	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$210.78	\$0.00		\$210.78
				Totals for COMCAST:	\$727.53	\$0.00		\$727.53
				2 Invoice(s) listed.				
Cosentini Associates								
Cosentini Associates	10/17/2023	12/30/2022	52001545	Professional Services- CPxJC- 75% Complete-	\$12,250.00	\$0.00		\$12,250.00
Cosentini Associates	10/17/2023	5/27/2022	51899645	Professional Services- CPxJC- 25 Slip Ave-Pall	\$6,500.00	\$0.00		\$6,500.00
Cosentini Associates	10/17/2023	10/28/2022	51971020	Professional Services- CPxJC-100% Complete	\$16,500.00	\$0.00		\$16,500.00
Cosentini Associates	10/17/2023	11/30/2022	51987747	Professional Services- CPxJC- 50% Complete-	\$24,500.00	\$0.00		\$24,500.00
				Totals for Cosentini Associates:	\$59,750.00	\$0.00		\$59,750.00
				4 Invoice(s) listed.				
DELTA STORAGE								
DELTA STORAGE	10/17/2023	10/1/2023	November 2023	Storage Unit - Size: 10x30, Unit #: 1172	\$984.00	\$0.00		\$984.00
DELTA STORAGE	10/17/2023	10/1/2023	November 2023	Storage Unit - Size: 10x30, Unit #: 1001-	\$980.00	\$0.00		\$980.00
				Totals for DELTA STORAGE:	\$1,964.00	\$0.00		\$1,964.00
				2 Invoice(s) listed.				
DIANA JEFFREY								
DIANA JEFFREY	10/17/2023	10/13/2023	October 2023	Employee Reimbursement- Dental	\$1,030.00	\$0.00		\$1,030.00
				Totals for DIANA JEFFREY:	\$1,030.00	\$0.00		\$1,030.00
				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
Dilworth Paxon LLP								
Dilworth Paxon LLP	10/17/2023	9/8/2023	419597	Legal Services -APRA	\$27.50	\$0.00		\$27.50
Dilworth Paxon LLP	10/17/2023	9/7/2023	419598	Professional SVCS-Rendered In Coun.W.PSE	\$137.50	\$0.00		\$137.50
Dilworth Paxon LLP	10/17/2023	9/8/2023	419599	Legal Services -337 Communipaw Avenue - A	\$550.00	\$0.00		\$550.00
				Totals for Dilworth Paxon LLP: 3 invoice(s) listed.	\$715.00	\$0.00		\$715.00
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	10/17/2023	8/21/2023	14348	Completing Pre- Constru. Phase Pathside - Se	\$4,000.00	\$0.00		\$4,000.00
Economic Project Solutions, Inc.	10/17/2023	9/30/2023	14360	Completing Pre- Constru. Phase Loew's - Se	\$16,860.00	\$0.00		\$16,860.00
				Totals for Economic Project Solutions, Inc.: 2 invoice(s) listed.	\$20,860.00	\$0.00		\$20,860.00
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	10/17/2023	10/7/2023	October 2023	Employee Reimbursement- Vision- Office Vi	\$200.00	\$0.00		\$200.00
ELIZABETH VASQUEZ	10/17/2023	10/7/2023	October 2023	Employee Reimbursement- Vision- Frames	\$200.00	\$0.00		\$200.00
				Totals for ELIZABETH VASQUEZ: 2 invoice(s) listed.	\$400.00	\$0.00		\$400.00
Emerson Leasing Co. I LLC								
Emerson Leasing Co. I LLC	10/17/2023	10/13/2023	Invoice#2	Architecture Services though 9/30/2023- East	\$55,000.00	\$0.00		\$55,000.00
				Totals for Emerson Leasing Co. I LLC: 1 invoice(s) listed.	\$55,000.00	\$0.00		\$55,000.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	10/17/2023	10/3/2023	84752	Legal Services - OPRA	\$210.00	\$0.00		\$210.00
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC: 1 invoice(s) listed.	\$210.00	\$0.00		\$210.00
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	10/17/2023	9/22/2023	AD#0010746594	Legal Advertisement - BIDS Snow Removal	\$89.02	\$0.00		\$89.02
EVENING JOURNAL ASSOCIATION	10/17/2023	8/25/2023	AD#0010722493	Legal Advertisement - June Con Awards	\$97.85	\$0.00		\$97.85
EVENING JOURNAL ASSOCIATION	10/17/2023	9/22/2023	AD#0010746602	Legal Advertisement - BIDS Maintenance Svc	\$89.54	\$0.00		\$89.54
EVENING JOURNAL ASSOCIATION	10/17/2023	9/9/2023	AD#0010740846	Legal Advertisement - Prof Environmental Sv	\$65.63	\$0.00		\$65.63
EVENING JOURNAL ASSOCIATION	10/17/2023	9/1/2023	AD#0010722497	Legal Advertisement - July Con Awards	\$94.73	\$0.00		\$94.73
EVENING JOURNAL ASSOCIATION	10/17/2023	9/9/2023	AD#0010740839	Legal Advertisement -Civil Engineer Svcs	\$65.63	\$0.00		\$65.63
				Totals for EVENING JOURNAL ASSOCIATION: 6 invoice(s) listed.	\$502.40	\$0.00		\$502.40
FEDERAL EXPRESS								

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
FEDERAL EXPRESS	10/17/2023	9/11/2023	8-264-71788	Overnight Deliveries - Various Totals for FEDERAL EXPRESS: 1 invoice(s) listed.	\$254.42 \$254.42	\$0.00 \$0.00		\$254.42 \$254.42
FUSION CREATIVE	10/17/2023	10/4/2023	3215	JCRA Website Support Totals for FUSION CREATIVE: 1 invoice(s) listed.	\$1,125.00 \$1,125.00	\$0.00 \$0.00		\$1,125.00 \$1,125.00
GALLAGHER BASSETT SERVICES, INC.	10/17/2023	7/28/2023	1309857	Segment Site 10 Investigation Morris Canal G Totals for GALLAGHER BASSETT SERVICES, INC.: 1 invoice(s) listed.	\$676.50 \$676.50	\$0.00 \$0.00		\$676.50 \$676.50
GEI CONSULTANTS, INC.	10/17/2023	9/11/2023	3138054	LSRP Svcs/General Consulting-Summit Met Totals for GEI CONSULTANTS, INC.: 1 invoice(s) listed.	\$1,897.50 \$1,897.50	\$0.00 \$0.00		\$1,897.50 \$1,897.50
JC MUNICIPAL UTILITIES AUTHORITY	10/17/2023	9/11/2023	30304979369009	Water & Sewer - 292 MLK Drive (FL)	\$279.50	\$0.00		\$279.50
JC MUNICIPAL UTILITIES AUTHORITY	10/17/2023	9/21/2023	30306348540000	Water & Sewer - 665 Ocean Ave	\$265.12	\$0.00		\$265.12
JC MUNICIPAL UTILITIES AUTHORITY	10/17/2023	9/11/2023	30308307348913	Water & Sewer - 25 Journal SQ-30308307348	\$363.31	\$0.00		\$363.31
JC MUNICIPAL UTILITIES AUTHORITY	10/17/2023	9/11/2023	30307758540000	Water & Sewer - 292 MLK Drive	\$31.02	\$0.00		\$31.02
JC MUNICIPAL UTILITIES AUTHORITY	10/17/2023	9/21/2023	30309320562951	Water & Sewer - 25 Journal SQ(FL)- 303093	\$1,915.23	\$0.00		\$1,915.23
JC MUNICIPAL UTILITIES AUTHORITY	10/17/2023	9/11/2023	30303282340000	Water & Sewer - 405 Ocean Ave-3030328234	\$91.11	\$0.00		\$91.11
JC MUNICIPAL UTILITIES AUTHORITY	10/17/2023	9/11/2023	30302282340000	Water & Sewer - 407 Ocean Ave-3030228234	\$91.11	\$0.00		\$91.11
				Totals for JC MUNICIPAL UTILITIES AUTHORITY: 7 invoice(s) listed.	\$3,036.40	\$0.00		\$3,036.40
Kassim Handyman Service, LLC	10/17/2023	9/21/2023	08058	Replace Smoke Alarm Batteries/Two old Ligh	\$525.00	\$0.00		\$525.00
Kassim Handyman Service, LLC	10/17/2023	10/5/2023	08071	Inspections -September 2023 Various Locatio	\$4,800.08	\$0.00		\$4,800.08
Kassim Handyman Service, LLC	10/17/2023	9/15/2023	08060	Roof Repairs/Store Ceiling and Wall Repairs	\$6,500.00	\$0.00		\$6,500.00
				Totals for Kassim Handyman Service, LLC: 3 invoice(s) listed.	\$11,825.08	\$0.00		\$11,825.08
KINNEY LISOVICZ REILLY & WOLFF PC	10/17/2023	9/5/2023	33048	Legal Services - Employment Issues	\$4,830.00	\$0.00		\$4,830.00
KINNEY LISOVICZ REILLY & WOLFF	10/17/2023	9/5/2023	33049	Legal Services - JCRA v Crazy Greek	\$227.50	\$0.00		\$227.50
KINNEY LISOVICZ REILLY & WOLFF	10/17/2023	9/5/2023	33051	Legal Services - JCRA v Sweet for Miles Bake	\$1,452.50	\$0.00		\$1,452.50

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
KINNEY LISOVICZ REILLY & WOLF	10/17/2023	9/5/2023	33052	Legal Services - Steven Santander v. JCRA	\$437.50	\$0.00		\$437.50
KINNEY LISOVICZ REILLY & WOLF	10/17/2023	9/5/2023	33050	Legal Services - Insurance Issues	\$1,890.00	\$0.00		\$1,890.00
KINNEY LISOVICZ REILLY & WOLF	10/17/2023	9/5/2023	33053	Legal Services - State of NJ v JCRA	\$175.00	\$0.00		\$175.00
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC: 6 invoice(s) listed.	\$9,012.50	\$0.00		\$9,012.50
Linked By Air								
Linked By Air	10/17/2023	9/21/2023	12889	Phase 2. Concept Design(Remaining 33% Pro	\$16,995.83	\$0.00		\$16,995.83
				Totals for Linked By Air: 1 invoice(s) listed.	\$16,995.83	\$0.00		\$16,995.83
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213078	Legal Services - Hampshire	\$4,760.00	\$0.00		\$4,760.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213068	Legal Services - 25 Pathside-Svcs Through Au	\$9,844.43	\$0.00		\$9,844.43
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213126	Legal Services - Hudson Exchange Phase 2	\$1,855.00	\$0.00		\$1,855.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213139	Legal Services- Criterion Film	\$3,465.00	\$0.00		\$3,465.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213089	Legal Services - St. Lucy's (15th and Grove)	\$595.00	\$0.00		\$595.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213080	Legal Services - Barnabas Medical Center-Gra	\$2,346.00	\$0.00		\$2,346.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213067	Legal Services - Argent Venture/Johnston Vie	\$4,900.00	\$0.00		\$4,900.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213102	Legal Services - Commercial Street/ICMUA-1	\$3,880.00	\$0.00		\$3,880.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213101	Legal Services - One Grove	\$1,657.50	\$0.00		\$1,657.50
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	208979	Legal Services - PPG Redevelopment-SVCS T	\$1,530.00	\$0.00		\$1,530.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213113	Legal Services - 174 Newark Ave.	\$1,200.00	\$0.00		\$1,200.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213135	Legal Services - 174-178 MLK(Webb/Washing	\$4,095.00	\$0.00		\$4,095.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213095	Legal Services - Village Townhouse Estates, I	\$582.50	\$0.00		\$582.50
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213062	Legal Services - Loew's Theater-SVCS Throug	\$26,536.99	\$0.00		\$26,536.99
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213083	Legal Services - Newark Avenue	\$1,575.00	\$0.00		\$1,575.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213122	Legal Services - Courthouse Park RFP- Augus	\$875.00	\$0.00		\$875.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213090	Legal Services - General Counsel	\$10,145.06	\$0.00		\$10,145.06
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213119	Legal Services - 808 Pavonia	\$2,023.17	\$0.00		\$2,023.17
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213061	Legal Services-Grand Jersey Development	\$880.00	\$0.00		\$880.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213107	Legal Services - 408-420 Communipaw	\$12,140.00	\$0.00		\$12,140.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213070	Legal Services - Argent- Aetna Monmouth	\$910.00	\$0.00		\$910.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213128	Legal Services -335 Washington Street	\$5,040.00	\$0.00		\$5,040.00
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213123	Legal Services - 244 Bay Street	\$2,700.00	\$0.00		\$2,700.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC: 23 invoice(s) listed.	\$103,535.65	\$0.00		\$103,535.65
METLIFE								
METLIFE	10/17/2023	10/1/2023	October 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	10/17/2023	10/1/2023	October 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Mobile Mini Solutions								
Mobile Mini Solutions	10/17/2023	9/6/2023	9018779713	40' Standard Tri Cam Storage Container- Loey	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	10/17/2023	9/5/2023	9018768188	40' Standard Tri Cam Storage Container- Loey	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	10/17/2023	9/4/2023	9018756538	40' Standard Tri Cam Storage Container- Loey	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	10/17/2023	9/4/2023	9018756540	40' Standard Tri Cam Storage Container- Loey	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	10/17/2023	9/5/2023	9018768189	40' Standard Tri Cam Storage Container- Loey	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	10/17/2023	9/4/2023	9018756539	40' Standard Tri Cam Storage Container- Loey	\$299.28	\$0.00		\$299.28
				Totals for Mobile Mini Solutions:	\$1,795.68	\$0.00		\$1,795.68
				6 Invoice(s) listed.				
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	10/17/2023	7/31/2023	30671	Financial Advisory - Loew's Theater	\$1,080.00	\$0.00		\$1,080.00
NW FINANCIAL GROUP, LLC	10/17/2023	8/31/2023	30762	Financial Advisory - 808 Pavonia-Svcs Thru.	\$1,140.00	\$0.00		\$1,140.00
NW FINANCIAL GROUP, LLC	10/17/2023	8/31/2023	30765	Financial Advisory -Pathside	\$360.00	\$0.00		\$360.00
NW FINANCIAL GROUP, LLC	10/17/2023	7/31/2023	30669	Financial Advisory - 808 Pavonia-Svcs Thru.	\$2,520.00	\$0.00		\$2,520.00
NW FINANCIAL GROUP, LLC	10/17/2023	8/31/2023	30764	Financial Advisory- General	\$215.00	\$0.00		\$215.00
				Totals for NW FINANCIAL GROUP, LLC:	\$5,315.00	\$0.00		\$5,315.00
				5 Invoice(s) listed.				
Paul Ferricola & Associates, LLC								
Paul Ferricola & Associates, LLC	10/17/2023	10/6/2023	4247	Legal Services- 323 Johnston Ave. Block 190	\$1,625.00	\$0.00		\$1,625.00
				Totals for Paul Ferricola & Associates, LLC:	\$1,625.00	\$0.00		\$1,625.00
				1 Invoice(s) listed.				
PITNEY BOWES Global Financial Services								
PITNEY BOWES Global Financial Ser	10/17/2023	9/20/2023	3318057137	Postage Machine - Lease- Jul 20- Oct 19, 202	\$239.97	\$0.00		\$239.97
				Totals for PITNEY BOWES Global Financial Services:	\$239.97	\$0.00		\$239.97
				1 Invoice(s) listed.				
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	10/17/2023	10/5/2023	PHENV 23.0597.20	Environmental Services - 125 Monitor- 19-10	\$12,940.00	\$0.00		\$12,940.00
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$12,940.00	\$0.00		\$12,940.00
				1 Invoice(s) listed.				
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$235.45	\$0.00		\$235.45
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$27.57	\$0.00		\$27.57
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$87.43	\$0.00		\$87.43

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Discount Expires On	Net Amount Due
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/19/2023	70-455-651-00	Gas & Electric - 405 Ocean Ave - HSE	\$10.28	\$0.00		\$10.28
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$28.75	\$0.00		\$28.75
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-971-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$48.54	\$0.00		\$48.54
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$76.99	\$0.00		\$76.99
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$114.93	\$0.00		\$114.93
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$20.87	\$0.00		\$20.87
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$98.32	\$0.00		\$98.32
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/15/2023	42-497-031-18	Gas & Electric - 25 Journal Square	\$952.59	\$0.00		\$952.59
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$73.42	\$0.00		\$73.42
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$136.80	\$0.00		\$136.80
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$127.08	\$0.00		\$127.08
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$68.87	\$0.00		\$68.87
PUBLIC SERVICE ELECTRIC & GAS	10/17/2023	9/20/2023	72-357-633-02	Gas & Electric - 292-MLK Dr - HSE	\$94.31	\$0.00		\$94.31
				Totals for PUBLIC SERVICE ELECTRIC & GAS: 16 Invoice(s) listed.	\$2,202.20	\$0.00		\$2,202.20
READY REFRESH								
READY REFRESH	10/17/2023	9/26/2023	1316703492330	Water Dispenser - September 2023	\$209.56	\$0.00		\$209.56
				Totals for READY REFRESH: 1 Invoice(s) listed.	\$209.56	\$0.00		\$209.56
ROBERT NAPIORSKI								
ROBERT NAPIORSKI	10/17/2023	9/22/2023	September 2023	Employee Reimbursement- Vision	\$200.00	\$0.00		\$200.00
ROBERT NAPIORSKI	10/17/2023	10/10/2023	September 2023	Reimbursement - Hotel/Meals/Traveling.A.C (\$506.36	\$0.00		\$506.36
				Totals for ROBERT NAPIORSKI: 2 Invoice(s) listed.	\$706.36	\$0.00		\$706.36
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	10/17/2023	8/3/2023	1207282	Legal Services - 294 Barrow St.	\$312.38	\$0.00		\$312.38
Schenck Price Smith & King, LLP	10/17/2023	8/3/2023	1207281	Legal Services - 619 Marin Blvd.	\$1,120.88	\$0.00		\$1,120.88
Schenck Price Smith & King, LLP	10/17/2023	8/3/2023	1207283	Legal Services - 2540-2560 & 2555 JFK Blvd	\$55.13	\$0.00		\$55.13
Schenck Price Smith & King, LLP	10/17/2023	9/8/2023	1210568	Legal Services - Lease Agreement with PSEG	\$698.25	\$0.00		\$698.25
Schenck Price Smith & King, LLP	10/17/2023	5/12/2023	1198174	Legal Services - 294 Barrow St.	\$1,077.14	\$0.00		\$1,077.14
				Totals for Schenck Price Smith & King, LLP: 5 Invoice(s) listed.	\$3,263.78	\$0.00		\$3,263.78
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-14	Lawn Maintenance & Trash Removal - 558 C	\$303.80	\$0.00		\$303.80
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-8	Lawn Maintenance & Trash Removal- 665 Oc	\$260.40	\$0.00		\$260.40
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-16	Lawn Maintenance & Trash Removal - 125 M	\$900.00	\$0.00		\$900.00
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-4	Lawn Maintenance & Trash Removal - 292 M	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-18	Lawn Maintenance & Trash Removal - 144 H	\$160.00	\$0.00		\$160.00

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Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-6	Lawn Maintenance & Trash Removal-408-42	\$575.04	\$0.00		\$575.04
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-1	Lawn Maintenance & Trash Removal- 185 Dn	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-11	Lawn Maintenance & Trash Removal - 84 Sip	\$217.00	\$0.00		\$217.00
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-15	Lawn Maintenance & Trash Removal - 612-6	\$531.64	\$0.00		\$531.64
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-2	Lawn Maintenance & Trash Removal- 284 MI	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-10	Lawn Maintenance & Trash Removal - 550 J	\$824.26	\$0.00		\$824.26
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-17	Lawn Maintenance & Trash Removal - 199 S	\$802.88	\$0.00		\$802.88
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-3	Lawn Maintenance & Trash Removal - 174-1	\$705.24	\$0.00		\$705.24
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-9	Lawn Maintenance & Trash Removal - Manil	\$375.74	\$0.00		\$375.74
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-12	Lawn Maintenance & Trash Removal - 80 Ba	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-7	Lawn Maintenance & Trash Removal- 405-4	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-5	Lawn Maintenance & Trash Removal - 314 M	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	10/17/2023	9/25/2023	13525-13	Lawn Maintenance & Trash Removal - 1054 C	\$217.00	\$0.00		\$217.00
				Totals for Silagy Contracting, LLC.:	\$7,717.48	\$0.00		\$7,717.48
				<i>18 invoice(s) listed.</i>				
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	10/17/2023	9/13/2023	2023-JCRA.006-09	Legal Services - 118 - 128 Monitor- August 2	\$836.16	\$0.00		\$836.16
Spiro Harrison & Nelson LLC	10/17/2023	9/13/2023	2023-JCRA.016-09	Legal Services -FDAD Maple - August 2023	\$747.50	\$0.00		\$747.50
Spiro Harrison & Nelson LLC	10/17/2023	9/13/2023	2023-JCRA.013-09	Legal Services - 330 MLK- August 2023	\$1,205.50	\$0.00		\$1,205.50
Spiro Harrison & Nelson LLC	10/17/2023	9/13/2023	2023-JCRA.035-09	Legal Services -297 Communipaw Ave- Augu	\$845.00	\$0.00		\$845.00
				Totals for Spiro Harrison & Nelson LLC:	\$3,634.16	\$0.00		\$3,634.16
				<i>4 invoice(s) listed.</i>				
STAPLES								
STAPLES	10/17/2023	9/30/2023	8071770120	Office Supplies	\$2,436.39	\$0.00		\$2,436.39
				Totals for STAPLES:	\$2,436.39	\$0.00		\$2,436.39
				<i>1 invoice(s) listed.</i>				
Thornton Tomasetti, Inc.								
Thornton Tomasetti, Inc.	10/17/2023	7/14/2023	N22351.00-10	Design Development-Svcs Through May 27-J	\$5,757.00	\$0.00		\$5,757.00
				Totals for Thornton Tomasetti, Inc.:	\$5,757.00	\$0.00		\$5,757.00
				<i>1 invoice(s) listed.</i>				
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	10/17/2023	9/16/2023	5026744843	Payment for Copier Lease 9/21-10/20/2023	\$1,136.00	\$0.00		\$1,136.00
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,136.00	\$0.00		\$1,136.00
				<i>1 invoice(s) listed.</i>				
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	10/17/2023	9/11/2023	34869439	Payment for Copier Lease	\$750.42	\$0.00		\$750.42

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
UNITED WAY OF HUDSON COUNTY UNITED WAY OF HUDSON COUNT	10/17/2023	10/3/2023	Case/Property Mgmt.	Totals for Toshiba- Great/America Financial Svcs.: 1 invoice(s) listed.	\$4,791.00	\$0.00		\$4,791.00
				Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.	\$4,791.00	\$0.00		\$4,791.00
VERIZON VERIZON	10/17/2023	9/15/2023	September 2023	Agency Cell Phone Bill -August/September 2	\$179.90	\$0.00		\$179.90
				Totals for VERIZON: 1 invoice(s) listed.	\$179.90	\$0.00		\$179.90
VICTORIA BONNERS VICTORIA BONNERS	10/17/2023	10/10/2023	September 2023	Reimbursement - -Hotel/Meals/Traveling.A.C (\$807.37	\$0.00		\$807.37
				Totals for VICTORIA BONNERS: 1 invoice(s) listed.	\$807.37	\$0.00		\$807.37
W. B. MASON CO., INC. W. B. MASON CO., INC. W. B. MASON CO., INC. W. B. MASON CO., INC. W. B. MASON CO., INC.	10/17/2023	9/26/2023	241393544	Office Supplies	\$155.17	\$0.00		\$155.17
	10/17/2023	9/25/2023	241360576	Office Supplies	\$611.27	\$0.00		\$611.27
	10/17/2023	9/26/2023	241393628	Office Supplies	\$64.99	\$0.00		\$64.99
	10/17/2023	9/25/2023	241361760	Office Supplies	\$17.41	\$0.00		\$17.41
				Totals for W. B. MASON CO., INC.: 4 invoice(s) listed.	\$848.84	\$0.00		\$848.84
Wielkatz & Company, LLC. Wielkatz & Company, LLC. Wielkatz & Company, LLC.	10/17/2023	10/3/2023	23-00085-03684	CFO Accounting Additional Services Rende	\$3,250.00	\$0.00		\$3,250.00
	10/17/2023	10/2/2023	23-00085-03631	CFO Accounting Services Rendered October :	\$7,500.00	\$0.00		\$7,500.00
				Totals for Wielkatz & Company, LLC.: 2 invoice(s) listed.	\$10,750.00	\$0.00		\$10,750.00
Yvette Sanchez Yvette Sanchez Yvette Sanchez	10/17/2023	9/8/2023	September 2023	Employee Reimbursement- Vision	\$200.00	\$0.00		\$200.00
	10/17/2023	10/10/2023	September 2023	Reimbursement - -Hotel/Meals/Traveling.AC (\$889.33	\$0.00		\$889.33
				Totals for Yvette Sanchez: 2 invoice(s) listed.	\$1,089.33	\$0.00		\$1,089.33
GRAND TOTALS:					\$541,209.43	\$0.00		\$541,209.43

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: Next week (10/15/2023 to 10/21/2023)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	10/17/2023	9/29/2023	0337872	Site Engineering- Bayfront Redevelopment	\$27,987.00	\$0.00		\$27,987.00
				Totals for CME ASSOCIATES:	\$27,987.00	\$0.00		\$27,987.00
FUSION CREATIVE								
FUSION CREATIVE	10/17/2023	10/4/2023	3223	Bayfront Website Support	\$2,000.00	\$0.00		\$2,000.00
				Totals for FUSION CREATIVE:	\$2,000.00	\$0.00		\$2,000.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	10/17/2023	9/18/2023	213074	Legal Services - Bayfront General	\$6,680.00	\$0.00		\$6,680.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$6,680.00	\$0.00		\$6,680.00
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	10/17/2023	7/31/2023	30670	Financial Advisory - Bayfront-Svcs Thru July	\$300.00	\$0.00		\$300.00
NW FINANCIAL GROUP, LLC	10/17/2023	8/31/2023	30763	Financial Advisory - Bayfront-Svcs Thru Aug	\$4,440.00	\$0.00		\$4,440.00
				Totals for NW FINANCIAL GROUP, LLC:	\$4,740.00	\$0.00		\$4,740.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	10/17/2023	9/7/2023	23.627.37	Environmental Services - Bayfront- August 2	\$6,656.63	\$0.00		\$6,656.63
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$6,656.63	\$0.00		\$6,656.63
Wielkatz & Company, LLC.								
Wielkatz & Company, LLC.	10/17/2023	10/3/2023	23-00085-03685	CFO Accounting Additional Services- Bayf	\$900.00	\$0.00		\$900.00
				Totals for Wielkatz & Company, LLC.:	\$900.00	\$0.00		\$900.00
				GRAND TOTALS:	\$48,963.63	\$0.00		\$48,963.63

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: Next week (10/15/2023 to 10/21/2023)
- Include all Post Statuses
- 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

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
STATE OF NEW JERSEY STATE OF NEW JERSEY	10/6/2023	9/19/2023	4235726	BHI Inspection Fee - 665 Ocean Avenue	\$670.00	\$0.00		\$670.00
				Totals for STATE OF NEW JERSEY: 1 invoice(s) listed.	\$670.00	\$0.00		\$670.00
SUPERIOR COURT OF NEW JERSEY SUPERIOR COURT OF NEW JERSEY	10/6/2023	10/2/2023	118-128 Monitor St	Declaration of Taking	\$500,000.00	\$0.00		\$500,000.00
				Totals for SUPERIOR COURT OF NEW JERSEY: 1 invoice(s) listed.	\$500,000.00	\$0.00		\$500,000.00
GRAND TOTALS:					\$500,670.00	\$0.00		\$500,670.00

Jersey City Redevelopment Agency

Cash Requirements Report

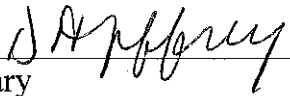
10/6/2023 1:55:48PM

- 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 (10/1/2023 to 10/7/2023)
- Include all Post Statutes
- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- 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 OCTOBER 17, 2023

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of October 17, 2023 be approved as presented.


Secretary

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY REJECTING BIDS FOR
RELOCATION SERVICES AT THE LOEW'S JERSEY THEATER
LOCATED AT 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL
SQUARE 2060 REDEVELOPMENT AREA**

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

WHEREAS, in connection with the renovation of the historic Loew's Jersey Theater, the Agency requires relocation services such as special equipment and moving materials for such property (the "Services"); and

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

WHEREAS, on October 12, 2023, the Agency received one (1) bid in response to the RFB (the "Bids"), copies of which are on file with the Agency; and

WHEREAS, the Agency examined the Bid submitted and determined that such Bid was non-responsive; and

WHEREAS, the Agency desires to reject the Bid submitted as non-responsive in accordance with N.J.S.A. 40A:11-13.2(e) and to authorize the reissuance of the RFB.

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

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


Section 2. The Agency hereby rejects the Bid submitted as non-responsive in accordance with N.J.S.A. 40A:11-13.2(e).

Section 3. The Agency is hereby authorized to reissue the RFB.

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 other 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 October 17, 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	✓			