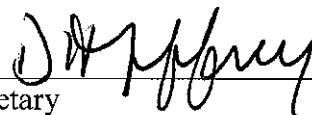


**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR PUBLIC MEETING
OF October 17, 2023**

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 November 28, 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.	✓			
Mary Pat Noonan	✓			
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 OCTOBER
17, 2023**

WHEREAS, the Board of Commissioners approved going into closed session at their meetings of October 17, 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 November 28, 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.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY QUALIFYING VARIOUS ENGINEERING
FIRMS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES IN ALL
PROJECT AREAS**

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of firms to provide general civil engineering services including, but not limited to, preparing applications for, and assisting the Agency in obtaining, permits from governing agencies, bid review, technical documentation preparation, contract administration and observation, and providing general engineering support services, in connection with certain engineering projects throughout the City as further described in the RFQ (as defined herein), a copy of which is on file with the Agency (the “**Engineering Services**”); and

WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.* (the “**Pay-to-Play Law**”), on June 22, 2021, the Agency issued a Request for Qualifications for the Engineering Services (“**RFQ**”); and

WHEREAS, the Agency received eight-teen (21) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to approve a qualified pool of engineering service providers, to include all of the following firms:

1. Langan
2. Dresdner Robin Environmental Management, Inc
3. CP Engineers, LLC
4. Colliers Engineering & Design
5. PS&S
6. T&M Associates
7. EnGenuity Infrastructure, LLC
8. Suburban Consulting Engineers Inc
9. GEI Consultants

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

WHEREAS, the qualification term will be one (1) year, with fees for the Engineering Services varying from project to project, as shall be defined in subsequent authorization by the Board of Commissioners for such project.

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

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

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

WHEREAS, the qualification term will be one (1) year, with fees for the Engineering Services varying from project to project, as shall be defined in subsequent authorization by the Board of Commissioners for such project.

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

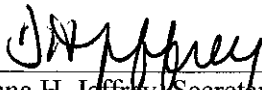
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The above-listed firms are hereby approved and qualified for one (1) year from the date hereof to provide the Engineering Services, subject to subsequent authorization by the Board of Commissioners, if and as needed, to enter into professional services agreement(s) with the Agency to provide Engineering Services as identified in the RFQ.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 28, 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				✓
Mary Pat Noonan	✓			
Victor Negron, Jr.	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY QUALIFYING VARIOUS ENVIRONMENTAL
FIRMS TO PROVIDE PROFESSIONAL ENVIRONMENTAL SERVICES
WITHIN ALL PROJECT AREAS**

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is a public body established by 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, the Agency has secured multiple U.S. Environmental Protection Agency (the “**EPA**”) grants to help fund the Agency’s Environmental Brownfields Program; and

WHEREAS, in addition, the Agency continues to secure State Hazardous Discharge Site Investigation Fund (“**HDSRF**”) grants as well as other funding for investigation and remediation activities associated with the its Brownfields Program, which involves conducting environmental investigations, remediation, planning, and other related activities in connection with redevelopment within the City; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of persons and/or firms including, but not limited to, Licensed Site Remediation Professionals (“**LSRP(s)**”) to provide professional environmental services in connection with redevelopment within the City including, but not limited to, performing Phase I, II, III investigations and reporting; conducting geophysical surveys; monitoring well installations and sampling, and underground tank removals; GIS mapping services; project management; preparing draft and final reports detailing sampling procedures, testing protocols, results and conclusions and any recommendations; prior to sampling, preparing work plans, health and safety plans, and quality control/quality assurance plans for each site(s) (if required), and other related tasks, as further described in the RFQ (as defined herein), a copy of which is on file with the Agency (the “**Environmental Services**”); and

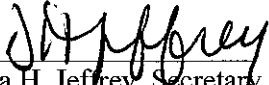
WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.* (the “**Pay-to-Play Law**”), on November 28, 2023, the Agency issued a Request for Qualifications for the Environmental Services (“**RFQ**”); and

WHEREAS, the Agency received and additional (23) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to approve a qualified pool of professional environmental service providers, to include the following firms:

1. Lewis Consulting Group
2. PS&S
3. CME Associates
4. Langan
5. T&M Associates
6. GEI Consultants, Inc
7. EnGenuity Infrastructure, LLC
8. Suburban Consulting Engineers

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 November 28, 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				✓
Mary Pat Noonan	✓			
Victor Negron, Jr.	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE AGENCY TO EXERCISE ITS
OPTION TO EXTEND CONTRACT NO. 21-02-EV1 WITH
BROWNFIELD REDEVELOPMENT SOLUTIONS, INC.
(BRS) WITHIN ALL REDEVELOPMENT AREAS**

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the service of firms to provide environmental grant and support services in connection with establishing brownfield redevelopment programs throughout the city and obtain and administering grants to support such programs the (**Services**); and

WHEREAS, pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* the (“**LPCL**”), including but not limited to *N.J.S.A. 40A: 11-4,3*, by resolution No.21-SPO2-2-3 adopted on February 23,2021, the Board of Commissioners of the Agency authorized the use of competitive contracting to engage a firm to perform the Services; and

WHEREAS, the Board of Commissioners and the Agency awarded the complete contract to **Brownfield Redevelopment Solutions Inc. Contract NO. 21-02-EV1** Effective date April 1, 2021.

WHEREAS, the Contract is set to expire on December 1, 2023; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-15*, the Agency may extend the term of a contract upon a finding by the governing body that the services are being provided in an effective and efficient manner; and

WHEREAS, in accordance with the proposal previously submitted by BRS the Authorizing Resolution and the Contract, the Agency may opt to extend the term of the Agreement for up to two (2) additional terms of one (1) year each, provided that the whole term of the contract shall not exceed Four Hundred and Sixty Five Thousand Dollars \$465,000.00 and each year of the contract shall not exceed One Hundred and Fifty – Five Thousand Dollars \$155,000.00.

WHEREAS, the Agency wishes to exercise its option to extend the contract term until November 30, 2024 and to establish the contract amount for such extended term, which starting on December 1, 2023.

WHEREAS, the Grant Writing Services are being provided in an effective and efficient manner; and

WHEREAS, the Agency certifies that funds are available for the costs of the extended term,

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

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

Section 2. The Board of Commissioners hereby authorizes the Agency to exercise its option to extend the term of the Agreement, which extended term shall be effective as of November 28, 2023 and expire on November 30, 2024.

Section 3. Except as authorized herein, all other terms and conditions of the Agreement shall remain in full force and effect.

Section 4. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel, including but not limited to an amendment to the Agreement.

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 November 28, 2023.


Diana H. Jeffrey, Secretary

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

Item #6
Withdrawn

amended

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 604 608 COMMUNIPAW, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY IDENTIFIED AS BLOCK 17905, LOTS 24 AND 25, COMMONLY KNOWN AS 604-606 COMMUNIPAW AVENUE, WITHIN THE JACKSON HILL 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 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 that certain area known as the Jackson Hill Redevelopment Area (the “Redevelopment Area”) as an area in need of redevelopment and enacted the Jackson Hill Redevelopment Plan (as amended and supplemented from time to time, the “Redevelopment Plan”) to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, 604 608 Communipaw, LLC (the “Redeveloper”) owns the real property commonly known as 604-606 Communipaw Avenue and designated as Block 17905, Lots 24 and 25 on the tax maps of the City (the “Property”); and

WHEREAS, 604 608 Communipaw, LLC (the “Redeveloper”) possesses the skills and expertise to develop a six (6) story mixed use building consisting of sixty-nine (69) dwelling units of which one (1) will be an affordable unit, eighteen (18) parking spaces, 1,947 sq. ft of retail space and public improvements such as new sidewalks, new curb cuts, and new tree pits on the sidewalks (collectively, the “Project”); and

WHEREAS, in compliance with the Jackson Hill Redevelopment Plan five percent (5%) of all residential units constructed above the fifth (5th) floor shall be deemed as affordable housing. The one (1) on site affordable unit shall be deed restricted as an affordable unit for the term of no less than thirty (30) years, (collectively, the “Project”); and

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

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

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

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

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

Section 2. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute 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. 604 608 Communipaw, 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 November 30, 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 November 30, 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 November 28, 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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

REVISIONS			
DATE	BY	REASON	LOT
07/20/03	CHUCK A. JANSSEN	ADDED	17900
07/20/03	CHUCK A. JANSSEN	ADDED	17901
07/20/03	CHUCK A. JANSSEN	ADDED	17902
07/20/03	CHUCK A. JANSSEN	ADDED	17903
07/20/03	CHUCK A. JANSSEN	ADDED	17904
07/20/03	CHUCK A. JANSSEN	ADDED	17905
07/20/03	CHUCK A. JANSSEN	ADDED	17906
07/20/03	CHUCK A. JANSSEN	ADDED	17907
07/20/03	CHUCK A. JANSSEN	ADDED	17908
07/20/03	CHUCK A. JANSSEN	ADDED	17909
07/20/03	CHUCK A. JANSSEN	ADDED	17910
07/20/03	CHUCK A. JANSSEN	ADDED	17911
07/20/03	CHUCK A. JANSSEN	ADDED	17912
07/20/03	CHUCK A. JANSSEN	ADDED	17913
07/20/03	CHUCK A. JANSSEN	ADDED	17914
07/20/03	CHUCK A. JANSSEN	ADDED	17915
07/20/03	CHUCK A. JANSSEN	ADDED	17916
07/20/03	CHUCK A. JANSSEN	ADDED	17917
07/20/03	CHUCK A. JANSSEN	ADDED	17918
07/20/03	CHUCK A. JANSSEN	ADDED	17919
07/20/03	CHUCK A. JANSSEN	ADDED	17920

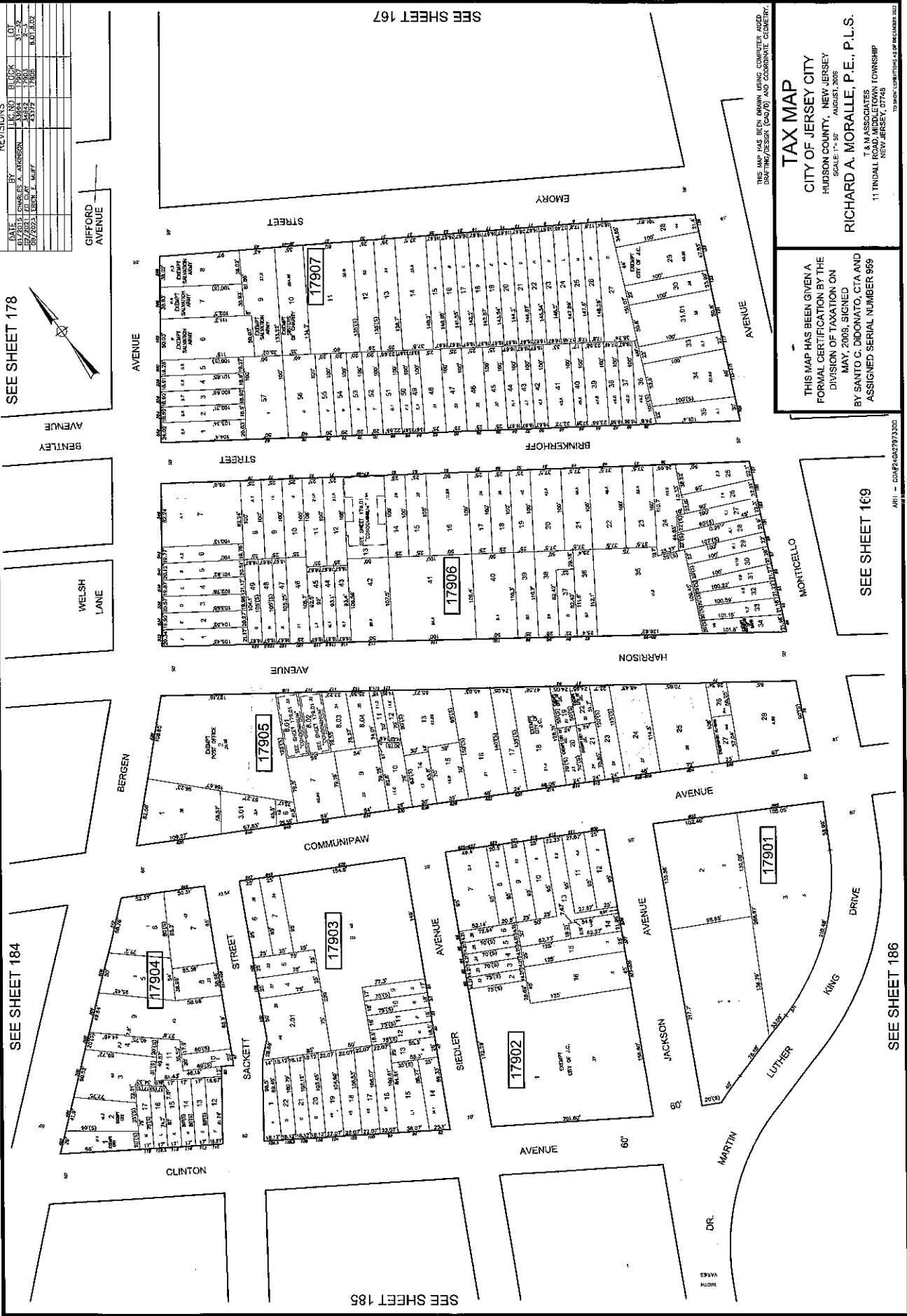
SEE SHEET 178



WELSH LANE

SEE SHEET 184

SEE SHEET 185



TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 100' AUGUST 2008
RICHARD A. MORALLE, P.E., P.L.S.
T.A.M. ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748
THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 2008, SIGNED
BY SANTO C. DICONATO, CTA AND
ASSIGNED SERIAL NUMBER 969

SEE SHEET 169

SEE SHEET 186

ARJ - COM24007973300

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE AGENCY TO EXERCISE ITS OPTION TO EXTEND
CONTRACT NO. 20-11-RN4 WITH UNITED WAY OF HUDSON
COUNTY FOR PROPERTY MANAGEMENT AND SOCIAL
SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON
HILL REDEVELOPMENT AREA**

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

WHEREAS, the Agency owns property within the Jackson Hill Redevelopment Area, as set forth more particularly in the Jackson Hill Redevelopment Plan, identified as Block 22602, Lot 6 on the official tax maps of the City, commonly known as 665 Ocean Avenue, also known as the Veterans Residential Housing in Honor of Jaime Vazquez (the “**Development**”), which Development houses formerly homeless veterans; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires property management and social services for the Development (the “**Property Management and Social Services**”); and

WHEREAS, pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, including but not limited to *N.J.S.A. 40A:11-4.1 et seq.* (the “**LPCL**”), by Resolution No. 20-11-13 adopted on November 10, 2020 (the “**Authorizing Resolution**”), the Board of Commissioners previously awarded Contract No. 20-11-RN4 (the “**Agreement**”) to the United Way of Hudson County (“**United Way**”) to perform the Property Management and Social Services; and

WHEREAS, the Agreement is set to expire on November 27, 2023; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-15*, the Agency may extend the term of a contract upon a finding by the governing body that the services are being provided in an effective and efficient manner; and

WHEREAS, in accordance with the proposal previously submitted by United Way, the Authorizing Resolution and the Agreement, the Agency may opt to extend the term of the Agreement for up to four (4) additional terms of one (1) year each, provided that Year 2 of the contract shall not exceed \$64,478.00; Year 3 of the contract shall not exceed \$66,412.34; Year 4 of the contract shall not exceed \$68,404.71; and Year 5 of the contract shall not exceed \$70,456.85; and

WHEREAS, the Agency wishes to exercise its option to extend the contract term until November 27, 2024 and to establish the contract amount for such extended term, which starting on November 28, 2023 shall be equal to the Year 4 rate not to exceed Sixty-Eight Thousand Four Hundred Four Dollars and Seventy One Cents (\$68,404.71) and payable in twelve (12) monthly installments; and

WHEREAS, the Property Management and Social Services are being provided in an effective and efficient manner; and

WHEREAS, the Agency certifies that funds are available for the costs of the extended term,

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

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

Section 2. The Board of Commissioners hereby authorizes the Agency to exercise its option to extend the term of the Agreement, which extended term shall be effective as of November 28, 2023 and expire on November 27, 2024.

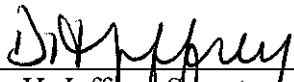
Section 3. The Board of Commissioners hereby authorizes the adjustment of the contract amount for the extended term, which shall not exceed Sixty-Eight Thousand Four Hundred Four Dollars and Seventy One Cents (\$68,404.71) and shall be payable in twelve (12) monthly installments of Five Thousand Seven Hundred Dollars and Thirty-Nine Cents (\$5,700.39) each.

Section 4. Except as authorized herein, all other terms and conditions of the Agreement shall remain in full force and effect.

Section 5. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel, including but not limited to an amendment to the Agreement.

Section 6. This resolution shall take effect immediately.

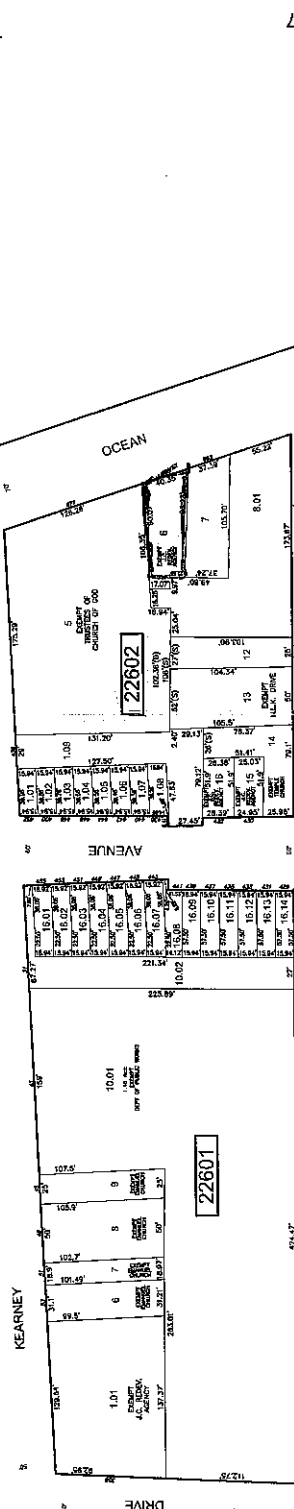
Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 28, 2023.


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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

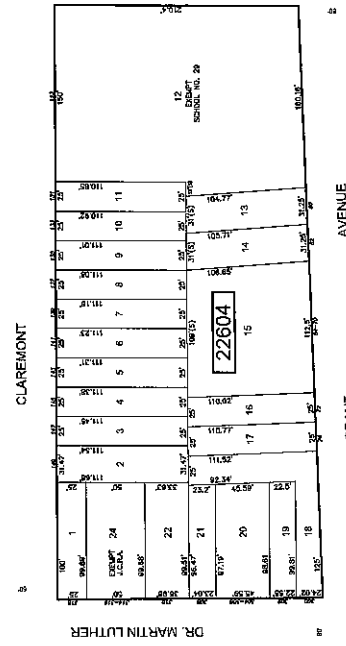
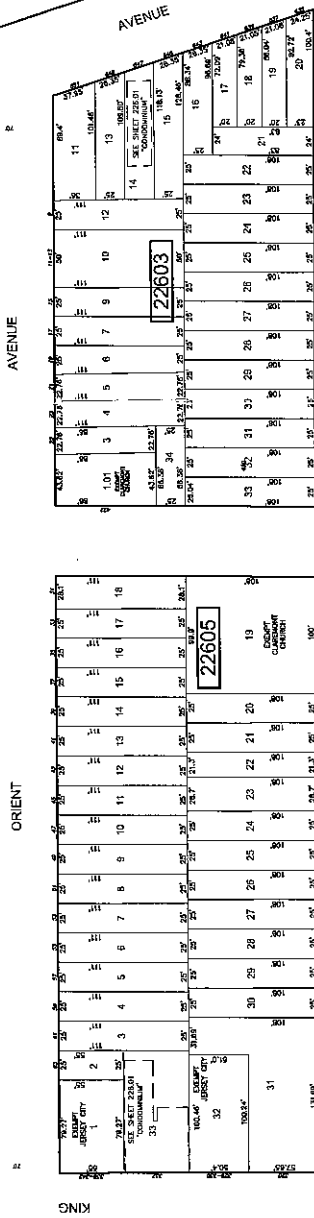
DATE	BY	REVISIONS	DATE	BY	REVISIONS
07/20/14	CHARLES A. MORALLE	1.00	07/20/14	CHARLES A. MORALLE	1.00
07/20/14	CHARLES A. MORALLE	1.01	07/20/14	CHARLES A. MORALLE	1.01
07/20/14	CHARLES A. MORALLE	1.02	07/20/14	CHARLES A. MORALLE	1.02
07/20/14	CHARLES A. MORALLE	1.03	07/20/14	CHARLES A. MORALLE	1.03
07/20/14	CHARLES A. MORALLE	1.04	07/20/14	CHARLES A. MORALLE	1.04
07/20/14	CHARLES A. MORALLE	1.05	07/20/14	CHARLES A. MORALLE	1.05
07/20/14	CHARLES A. MORALLE	1.06	07/20/14	CHARLES A. MORALLE	1.06
07/20/14	CHARLES A. MORALLE	1.07	07/20/14	CHARLES A. MORALLE	1.07
07/20/14	CHARLES A. MORALLE	1.08	07/20/14	CHARLES A. MORALLE	1.08
07/20/14	CHARLES A. MORALLE	1.09	07/20/14	CHARLES A. MORALLE	1.09
07/20/14	CHARLES A. MORALLE	1.10	07/20/14	CHARLES A. MORALLE	1.10
07/20/14	CHARLES A. MORALLE	1.11	07/20/14	CHARLES A. MORALLE	1.11
07/20/14	CHARLES A. MORALLE	1.12	07/20/14	CHARLES A. MORALLE	1.12
07/20/14	CHARLES A. MORALLE	1.13	07/20/14	CHARLES A. MORALLE	1.13
07/20/14	CHARLES A. MORALLE	1.14	07/20/14	CHARLES A. MORALLE	1.14
07/20/14	CHARLES A. MORALLE	1.15	07/20/14	CHARLES A. MORALLE	1.15
07/20/14	CHARLES A. MORALLE	1.16	07/20/14	CHARLES A. MORALLE	1.16
07/20/14	CHARLES A. MORALLE	1.17	07/20/14	CHARLES A. MORALLE	1.17
07/20/14	CHARLES A. MORALLE	1.18	07/20/14	CHARLES A. MORALLE	1.18
07/20/14	CHARLES A. MORALLE	1.19	07/20/14	CHARLES A. MORALLE	1.19
07/20/14	CHARLES A. MORALLE	1.20	07/20/14	CHARLES A. MORALLE	1.20

SEE SHEET 212



SEE SHEET 225

SEE SHEET 227



SEE SHEET 231

THIS MAP WAS PREPARED USING COMPUTER AIDED
DRAWING TECHNIQUES AND IS NOT A SURVEY.

TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, ARDENTOWN TOWNSHIP
NEW JERSEY, 07448
TO SHOW CONTIGUOUS LOTS OF RECORDS 501

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2006; SIGNED BY
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

J/981 - COM/2402/91/3300

SEE SHEET 232

amended

Resolution No. 23-11- 9

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT AND A PURCHASE AND SALE AGREEMENT WITH HARMONY HOUSE HOLDINGS LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 25001, LOTS 66 AND 68.01, COMMONLY KNOWN AS 204 STEGMAN STREET AND 174-178 MARTIN LUTHER KING DRIVE, RESPECTIVELY, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

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

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

WHEREAS, the Agency owns parcels within the Redevelopment Area identified as Block 25001, Lots 66 and 68.01 on the tax maps of the City, commonly known as 204 Stegman Street and 174-178 Martin Luther King Drive, respectively (the “**Property**”); and

WHEREAS, the Property is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, Harmony House Holdings LLC (the “**Redeveloper**”) proposes to develop, finance and construct on the Property a five-story mixed-use building with forty-three (43) residential units, of which five (5) will be moderate income affordable units and thirty-eight (38) market rate units, a parking garage with approximately sixteen (16) parking spaces, and approximately 2,616 square feet of commercial space that will be divided into three (3) ground floor commercial spaces (collectively, the “**Project**”); and

WHEREAS, on June 6, 2023, Harmony House Holding LLC 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, on June 20, 2023, the Agency adopted Resolution No. 23-06-11 designating , Harmony House Holding LLC as the “Redeveloper” of the Property as such term is defined in

N.J.S.A. 40A:12A-3, conditioned, in part, on , Harmony House Holding LLC entering into a redevelopment agreement with the Agency on or before June 30, 2024; and

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 on file with the Agency and in accordance with the Redevelopment Plan; and

WHEREAS, the Redeveloper will acquire the Property in accordance with the terms of a purchase and sale agreement between the Agency and the Redeveloper (the “**Purchase and Sale Agreement**”) in exchange for payment to the Agency of Four Hundred Thirty Thousand Dollars (\$430,000.00),

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 Harmony House Holdings LLC as the 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 and Purchase and Sale 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 and Purchase and Sale 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.

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

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 28, 2023.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 605-607 GROVE ST REALTY LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 7105, LOTS 8 AND 9, COMMONLY KNOWN AS 605-607 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 the same may be amended and/or supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, 605-607 Grove St Realty LLC (the “**Redeveloper**”) is the property owner of certain property located within the Redevelopment Area identified on the official tax maps of the City as Block 7105, Lots 8 and 9, commonly known as 605-607 Grove Street (the “**Property**”); and

WHEREAS, on July 20, 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 twelve-story mixed use building with approximately 1,168.9 square feet of ground floor commercial space, 66 dwelling units and no parking spaces with approximately 51,188.6 square feet of residential gross floor area, and approximately 1,527.2 square feet of amenity space (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. 605-607 Grove St Realty 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 November 30, 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 November 30, 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 November 28, 2023.

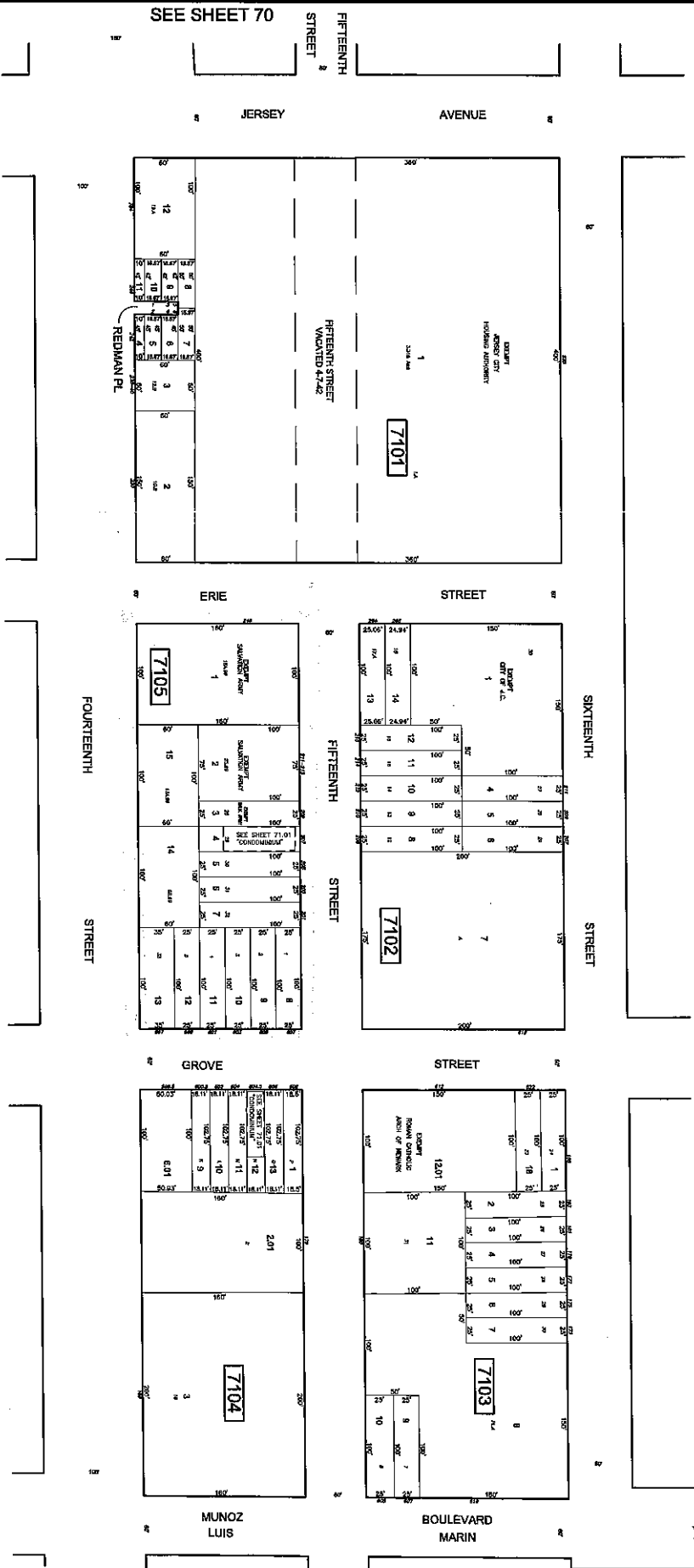
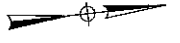

Diana H. Jeffrey, Secretary

<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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

DATE	BY	REVISIONS	NO.	DESCRIPTION	DATE
07/20/08	BY: J. MORALE	1.01		ISSUED FOR PUBLIC REVIEW	07/20/08
08/20/08	BY: J. MORALE	1.02		REVISIONS TO TAX MAP	08/20/08
09/20/08	BY: J. MORALE	1.03		REVISIONS TO TAX MAP	09/20/08
10/20/08	BY: J. MORALE	1.04		REVISIONS TO TAX MAP	10/20/08
11/20/08	BY: J. MORALE	1.05		REVISIONS TO TAX MAP	11/20/08
12/20/08	BY: J. MORALE	1.06		REVISIONS TO TAX MAP	12/20/08
01/20/09	BY: J. MORALE	1.07		REVISIONS TO TAX MAP	01/20/09
02/20/09	BY: J. MORALE	1.08		REVISIONS TO TAX MAP	02/20/09
03/20/09	BY: J. MORALE	1.09		REVISIONS TO TAX MAP	03/20/09
04/20/09	BY: J. MORALE	1.10		REVISIONS TO TAX MAP	04/20/09
05/20/09	BY: J. MORALE	1.11		REVISIONS TO TAX MAP	05/20/09
06/20/09	BY: J. MORALE	1.12		REVISIONS TO TAX MAP	06/20/09
07/20/09	BY: J. MORALE	1.13		REVISIONS TO TAX MAP	07/20/09
08/20/09	BY: J. MORALE	1.14		REVISIONS TO TAX MAP	08/20/09
09/20/09	BY: J. MORALE	1.15		REVISIONS TO TAX MAP	09/20/09
10/20/09	BY: J. MORALE	1.16		REVISIONS TO TAX MAP	10/20/09
11/20/09	BY: J. MORALE	1.17		REVISIONS TO TAX MAP	11/20/09
12/20/09	BY: J. MORALE	1.18		REVISIONS TO TAX MAP	12/20/09
01/20/10	BY: J. MORALE	1.19		REVISIONS TO TAX MAP	01/20/10
02/20/10	BY: J. MORALE	1.20		REVISIONS TO TAX MAP	02/20/10
03/20/10	BY: J. MORALE	1.21		REVISIONS TO TAX MAP	03/20/10
04/20/10	BY: J. MORALE	1.22		REVISIONS TO TAX MAP	04/20/10
05/20/10	BY: J. MORALE	1.23		REVISIONS TO TAX MAP	05/20/10
06/20/10	BY: J. MORALE	1.24		REVISIONS TO TAX MAP	06/20/10
07/20/10	BY: J. MORALE	1.25		REVISIONS TO TAX MAP	07/20/10
08/20/10	BY: J. MORALE	1.26		REVISIONS TO TAX MAP	08/20/10
09/20/10	BY: J. MORALE	1.27		REVISIONS TO TAX MAP	09/20/10
10/20/10	BY: J. MORALE	1.28		REVISIONS TO TAX MAP	10/20/10
11/20/10	BY: J. MORALE	1.29		REVISIONS TO TAX MAP	11/20/10
12/20/10	BY: J. MORALE	1.30		REVISIONS TO TAX MAP	12/20/10

SEE SHEET 60

SEE SHEET 61



SEE SHEET 87

APP - 004246273300

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

TAX MAP

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

RICHARD A. MORALE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, WILDLIFETOWN TOWNSHIP
NEW JERSEY 07146

Item # 11

Withdrawn

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 23-11-RN22 TO ECONOMIC PROJECT SOLUTIONS INC. TO PROVIDE SPECIALIZED CONSTRUCTION ADVISORY SERVICES IN CONNECTION WITH THE REHABILITATION OF 54 JOURNAL SQUARE PLAZA, BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

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

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

WHEREAS, pursuant to the Redevelopment Law, the City enacted the Journal Square 2060 Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the "**Redevelopment Plan**"), in order to effectuate the redevelopment of the Redevelopment Plan Area; and

WHEREAS, certain property identified on the City's tax maps as Block 10601, Lot 41, commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (the "**Property**"), is located within the Redevelopment Plan Area and is governed by the Redevelopment Plan; and

WHEREAS, the City and the Agency have embarked upon an effort to establish the Redevelopment Plan Area as an artistic and cultural hub, which includes the rehabilitation of the Loew's Theatre to its former glory; and

WHEREAS, by Resolution No. 21-SP02-1-1 adopted on February 22, 2021, the Agency conditionally designated Blue Atlantic Capital, LLC, with its equity and operating partner, Devils Arena Entertainment LLC as redeveloper of the Property; and

WHEREAS, the City desires that the Agency exercise the powers available to it as redevelopment entity for the Redevelopment Plan Area and facilitate the undertakings contemplated in the Redevelopment Plan and shall, amongst other things, oversee the rehabilitation of the Loew's Theatre and the operation of same in such manner and under such terms as it deems appropriate and consistent with the Redevelopment Plan and Redevelopment Law (the "**Agency Redevelopment Activities**"); and

WHEREAS, the City and the Agency determined it is mutually beneficial and in the public interest to work cooperatively and to provide designated municipal funding for the Agency Redevelopment Activities and have set forth their respective obligations within a Cooperation Agreement dated May 5, 2021 (the "**Cooperation Agreement**"); and

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, and the Redevelopment Plan, the Agency requires from time to time extraordinary unspecifiable services which are specialized and qualitative in nature; and

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

WHEREAS, Economic Project Solutions, Inc. ("**EPS**") submitted a proposal to the Agency dated October 26, 2023, a copy of which is on file with the Agency, to provide a range of specialized services, including serving as the construction advisor to the Agency during the project (the "**Services**"); and

WHEREAS, the principal-in-charge of EPS, Kimberley Gillespie, with a background in engineering and construction monitoring, has twenty-three years of experience advising owners and monitoring construction projects for various entities, including public entities and entertainment venues, and is able to uniquely provide specialized services and expertise relating to the rehabilitation of the historic Loew's Theatre; and

WHEREAS, EPS was previously retained to assist Agency to oversee, among other things, the design and budget process with respect to the rehabilitation of the Loew's Theatre; and

WHEREAS, the Agency requires EPS to continue assisting the Agency in overseeing, among other things, the rehabilitation of the Loew's Theatre; and

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

WHEREAS, the Agency desires to enter into Contract No. 23-11-RN22 with EPS (the "**Contract**") to continue to perform the Services for an amount not to exceed Seventeen Thousand Five Hundred and Twenty-Three Dollars (\$17,523.00), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, EPS has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledging that the

proposed contract will prohibit EPS from making any reportable contributions through the term of the proposed contract; and

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

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

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with EPS to continue perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the agreement, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed Seventeen Thousand Five Hundred and Twenty-Three Dollars (\$17,523.00), subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of November 28, 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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
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 (the “**Agency**”)
FROM: Diana H. Jeffrey, Executive Director
DATE: November 28, 2023
SUBJECT: Extraordinary Unspecifiable Services for Specialized Construction Advisory Services to be provided by Economic Project Solutions, Inc. (“**EPS**”) in connection with the rehabilitation of the Loew’s Jersey Theatre (54 Journal Square Plaza) (the “**Loew’s Theatre**”)

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

Firm: Economic Project Solutions, Inc.

Cost: An amount not to exceed Seventeen Thousand Five Hundred and Twenty-Three Dollars (\$17,523.00).

Duration: Not to exceed twelve (12) months.

Purpose: Specialized services including construction advisement, oversight and monitoring services for the Loew’s Theatre renovation.

1. **Provide a clear description of the nature of the work to be done.**

EPS shall provide services which include, but are not limited to, advising the Agency regarding the rehabilitation of the Loew’s Theatre and monitoring the various aspects of construction and rehabilitation, to include project progress, budget monitoring, and reporting requirements.

2. **Describe in detail why the contract meets the provisions of the statute and rules.**

The Loew’s Theatre is a nearly one-hundred-year-old venue that requires an enormous amount of experience and skill to return it to its former glory and make it a top live performance venue. EPS will be instrumental in advising the Agency regarding the complex efforts in maintaining the historic features that make the Loew’s Theatre special, while also bringing it into alignment with current building code and safety standards to allow for full occupancy, improvement and modernization of production capabilities to expand the number and scale of productions and increased patron comfort. In addition, EPS will be able to provide budget monitoring services that will ensure the project stays on budget. EPS has specialized and unique experience working with both public entities and entertainment venues that will enable the Agency to complete this massive undertaking in a timely and cost-efficient manner. Further, EPS has experience working on historic projects, which is essential in the Loew’s rehabilitation.

3. **The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:**


The performance of the services EPS will provide cannot reasonably be described by written specification because the Agency needs a contractor with extensive experience and specialized skills including, but not limited to, construction advisement, budget review and monitoring, rehabilitation of performance venues, and restoration of historic properties. EPS's technical skills combined with experience with renovation of historic properties and performance venues uniquely qualifies EPS for the specialized work that the Agency needs for this unique and special redevelopment project.

4. Describe the informal solicitation of quotations:

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

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

Respectfully Submitted,



Diana H. Jeffrey
Executive Director

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

SEE SHEET 105

SEE SHEET 95

SEE SHEET 121

SEE SHEET 106

GARRISON AVENUE

KENNEDY BOULEVARD

MAGNOLIA AVENUE

TONELLE AVENUE

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SEE SHEET 120

SEE SHEET 121

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAFTING/DESIGN (CAD/D) A/E/C COORDINATE GEOMETRY.

TAX MAP

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

SCALE: 1/8" = 1'-0" AUGUST 31, 2008
RICHARD A. MORALLE, P.E., P.L.S.

T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

2705 KILPATRICK RD. S.W. ALBUQUERQUE, NM 87105

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A NEW SECOND AMENDMENT TO THE ACCESS AGREEMENT WITH ONE JOURNAL SQUARE TOWER NORTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE TOWER SOUTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE PARTNERS URBAN RENEWAL COMPANY LLC, AND ONE JOURNAL SQUARE CONDOMINIUM ASSOCIATION INC. WITH RESPECT TO 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 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, in accordance with the Redevelopment Law, the City designated an area known as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Plan Area**”) as an area in need of redevelopment and enacted a redevelopment plan entitled the “Journal Square 2060 Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Plan Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Agency owns and manages property identified as Block 9501, Lot 22 on the official tax maps of the City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “**Pathside Building**” or the “**Pathside Property**”), located within the Redevelopment 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 Pathside Property and to provide designated municipal funding for the Agency’s redevelopment activities, and have set forth their respective obligations within a Cooperation Agreement for the Journal Square Cultural and Arts Initiative, dated May 5, 2021 (the “**Cooperation Agreement**”); and

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

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

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

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

WHEREAS, on May 17, 2022, the Agency approved Resolution No. 22-05-12, authorizing an access agreement with the Redeveloper (the **"Access Agreement"**); and

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

WHEREAS, the Access Agreement expired on August 31, 2023 and the Redeveloper requested an additional Amendment to the Access Agreement (the **"Second Amendment"**) to allow until October 31, 2023 to complete the Additional Work, which was approved in Resolution No. 23-09-06 on September 19, 2023; and

WHEREAS, since that time, the Redeveloper has requested further additional time to complete the Additional Work (the **"New Second Amendment"**) as well as the Agency's consent to include use of Agency property to stage construction in the definition of "Additional Work"; and

WHEREAS, the Redeveloper will continue to perform all of the Additional Work and bear all of the costs related to the installation and removal of the temporary electrical panel, will pay the Agency's costs related to the additional electric usage, and will pay any other costs incurred by the Agency related to the Additional Work as well as a fee of \$10,000.00; and

WHEREAS, the New Second Amendment will continue to authorize the Redeveloper and their agents, representatives, designees, consultants, contractors, and/or subcontractors to access the Pathside Property to perform the Additional Work, until the earlier of the commencement of construction or pre-development work on The Pathside Museum Project, or October 31, 2024, whichever comes first.

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

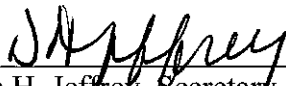
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

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

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on November 28, 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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

DATE	BY	REVISIONS	NO.	DESCRIPTION	DATE
10/20/10	10/20/10	1.01	1	ISSUED	10/20/10
			2	REVISED	
			3	REVISED	
			4	REVISED	
			5	REVISED	
			6	REVISED	
			7	REVISED	
			8	REVISED	
			9	REVISED	
			10	REVISED	

SEE SHEET 79

HOMESTEAD PLACE

PAVONIA AVENUE

AVENUE

CENTRAL AVENUE

PAVONIA AVENUE

AVENUE

SEE SHEET 96

SEE SHEET 94

KENNEDY BOULEVARD

SEE SHEET 106

KENNEDY BOULEVARD

BERGEN AVENUE

EONS PLACE

SEE SHEET 107

JONES STREET

AVENUE

SUMMIT

MAGNOLIA AVENUE

MAGNOLIA AVENUE

SEE SHEET 108

9501

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, WOODBURY TOWNSHIP
NEW JERSEY 07066

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES CONTRACT NO. 23-11-RN24 WITH
PORCELLO ENGINEERING, INC. FOR STRUCTURAL
MATERIAL TESTING AND FOUNDATION PROBE WORK FOR
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 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 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

needs structural material testing and foundation probe work for the final design and development of the Pathside Museum Project (the "**Services**"); and

WHEREAS, Porcello Engineering, Inc. ("**Porcello**") submitted a proposal, dated October 25, 2023 (the "**Proposal**"), proposing to perform the Services on the Property; and

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

WHEREAS, the Agency wishes to authorize a professional services contract with Porcello to perform the Services as outlined in the Proposal for an amount not to exceed Fifty-Three Thousand Two Hundred Dollars (\$53,200.00), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency finds Porcello to possess the skills and expertise to perform the Services, their Proposal to be fair and equitable, and wish to enter into a contract for the Services; and

WHEREAS, the Agency certifies that funds are available for the 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 Contract No. 23-11-RN24 with Porcello for an amount not to exceed Fifty-Three Thousand Two Hundred Dollars (\$53,200.00) to perform the Services set forth in the Proposal, based on the terms, conditions and rates set forth in the Proposal, for a term to expire upon completion of the Services set forth in the Proposal and all related tasks, or twelve (12) months after the effective date of the contracts, whichever is earlier all subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and/or modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 28, 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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A
CONTRACT TO THE ADVANCE GROUP FOR RELOCATION
SERVICES AT 54 JOURNAL SQUARE PLAZA, BLOCK 10601,
LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY
THEATRE, WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT PLAN AREA**

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

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

WHEREAS, pursuant to the Redevelopment Law, the City enacted the Journal Square 2060 Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the "**Redevelopment Plan**"), in order to effectuate the redevelopment of the Redevelopment Plan Area; and

WHEREAS, certain property identified on the City's tax maps as Block 10601, Lot 41, commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (the "**Property**"), is located within the Redevelopment Plan Area and is governed by the Redevelopment Plan; and

WHEREAS, the City and the Agency have embarked upon an effort to establish the Redevelopment Plan Area as an artistic and cultural hub, which includes the rehabilitation of the Loew's Theatre to its former glory; and

WHEREAS, by Resolution No. 21-SP02-1-1 adopted on February 22, 2021, the Agency conditionally designated Blue Atlantic Capital, LLC, with its equity and operating partner, Devils Arena Entertainment LLC (collectively, the "**Redeveloper**") as redeveloper of the Property; and

WHEREAS, the City desires that the Agency exercise the powers available to it as redevelopment entity for the Redevelopment Plan Area and facilitate the undertakings contemplated in the Redevelopment Plan and shall, amongst other things, oversee the rehabilitation of the Loew's Theatre and the operation of same in such manner and under such terms as it deems appropriate and consistent with the Redevelopment Plan and Redevelopment Law (the "**Agency Redevelopment Activities**"); and

WHEREAS, the City and the Agency determined it is mutually beneficial and in the public interest to work cooperatively and to provide designated municipal funding for

the Agency Redevelopment Activities and have set forth their respective obligations within a Cooperation Agreement dated May 5, 2021 (the "**Cooperation Agreement**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires relocation services at the Property (the "**Services**"); and

WHEREAS, on October 30, 2023, the Agency issued a Request for Bids ("**RFB**") for the Services pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*; and

WHEREAS, on November 21, 2023, the Agency received three (3) bids in response to the RFB (each, a "**Bid**"; collectively, the "**Bids**"), copies of which are on file with the Agency; and

WHEREAS, the Agency examined the Bids and desires to award a contract to The Advance Group ("**Relocation Specialist**") the lowest responsible bidder, to perform the Services for two (2) years in an amount not to exceed One Hundred Forty-Three Thousand Three Hundred Eight Dollars (\$143,308.00); and

WHEREAS, the Agency hereby certifies it has funds available for the Services.

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver a contract with The Advance Group to perform the Services for two (2) years payable at the rates set forth in the Bid for a total amount not to exceed One Hundred Forty-Three Thousand Three Hundred Eight Dollars (\$143,308.00), subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This resolution shall take effect immediately.

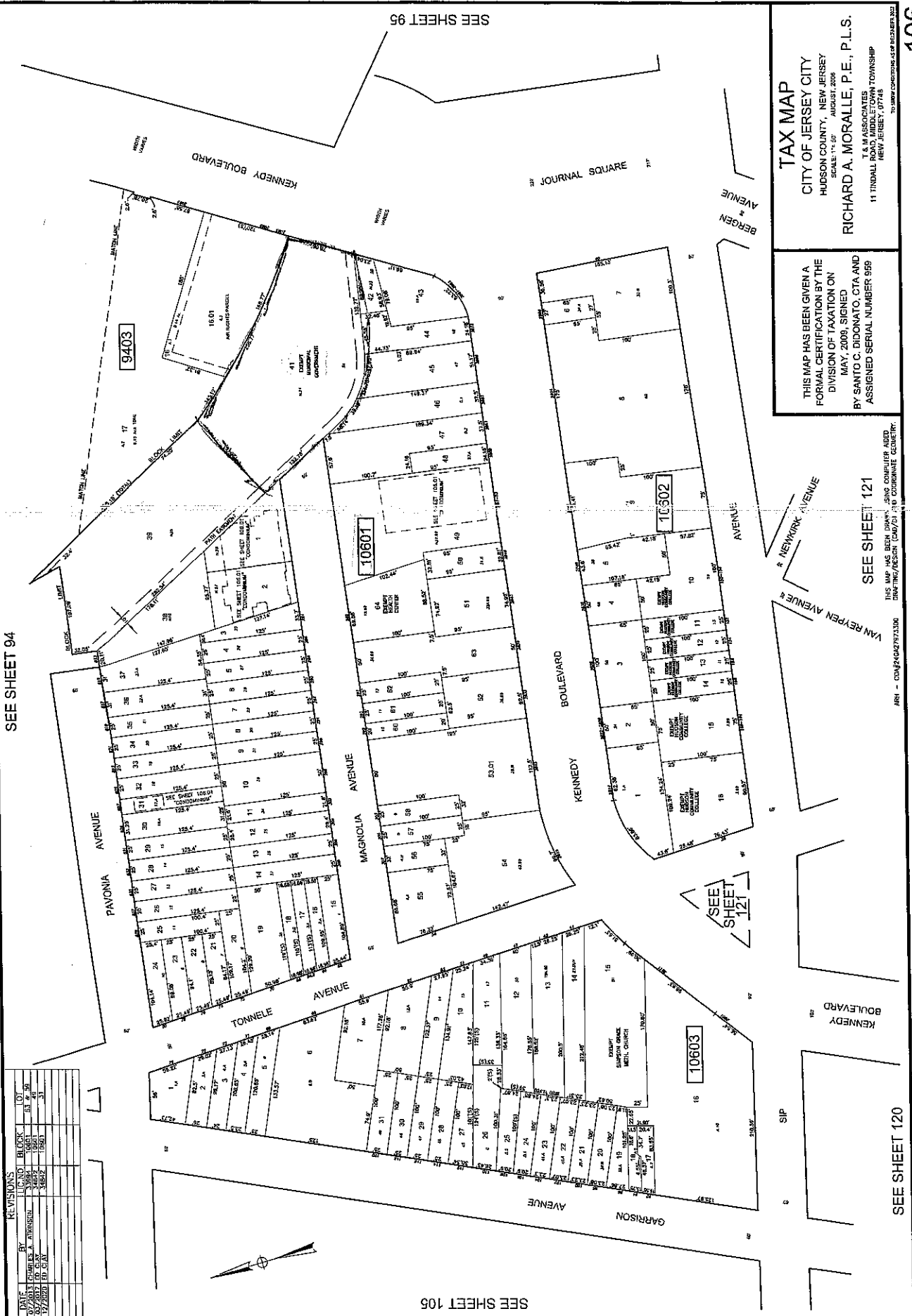
Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 28, 2023.


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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

SEE SHEET 94

REVISIONS			
DATE	BY	REASON	BLOCK
07/2007	W. A. MORALE	34842	10601
07/2007	W. A. MORALE	34842	10601
07/2007	W. A. MORALE	34842	10601



TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50'
 AUGUST, 2008
 RICHARD A. MORALE, P.E., P.L.S.
 11 TINDALL ROAD
 NEW JERSEY, 07748

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

SEE SHEET 121

THIS MAP HAS BEEN DRAWN AND COMPILED, BASED ON THE INFORMATION PROVIDED BY THE COORDINATE CLERK.

SEE SHEET 120

ARJ - C042402731306

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING DELANCY DEVELOPMENT LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 8101, LOTS 9, 10, AND 11, COMMONLY KNOWN AS 417-427 HOBOKEN 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**”) 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 Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Plan Area**”) and adopted a redevelopment plan for the Redevelopment Plan Area, entitled the Journal Square 2060 Redevelopment Plan, in order to effectuate the redevelopment of the Redevelopment Plan Area (as has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Delancy Development LLC Company (the “**Redeveloper**”) is party to a joint venture agreement with Swaminarayan World Organization, Inc., Shriji Sankalp LLC, and Delancey Development, LLC, the property owners of property located within the Redevelopment Plan Area identified on the official tax maps of the City as Block 8101, Lots 9, 10, and 11, commonly known as 417-427 Hoboken Avenue (the “**Property**”); and

WHEREAS, on September 27, 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 27-story mixed-use building consisting of approximately 44,975 square feet of office space, approximately 1,925 square feet of retail space, approximately 9,005 square feet of parking space, approximately 16,520 square feet of additional space, and approximately 584 units (collectively, the “**Project**”); and

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

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

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

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

Section 2. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the Funding Agreement, substantially in the form on file with the Agency,

together with such additions, deletions and/or modifications as deemed necessary or desirable in consultation with counsel.

Section 3. Delancy Development LLC Company is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on November 30, 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 November 30, 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 November 28, 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				✓
Mary Pat Noonan	✓			
Victor Negron, Jr.	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

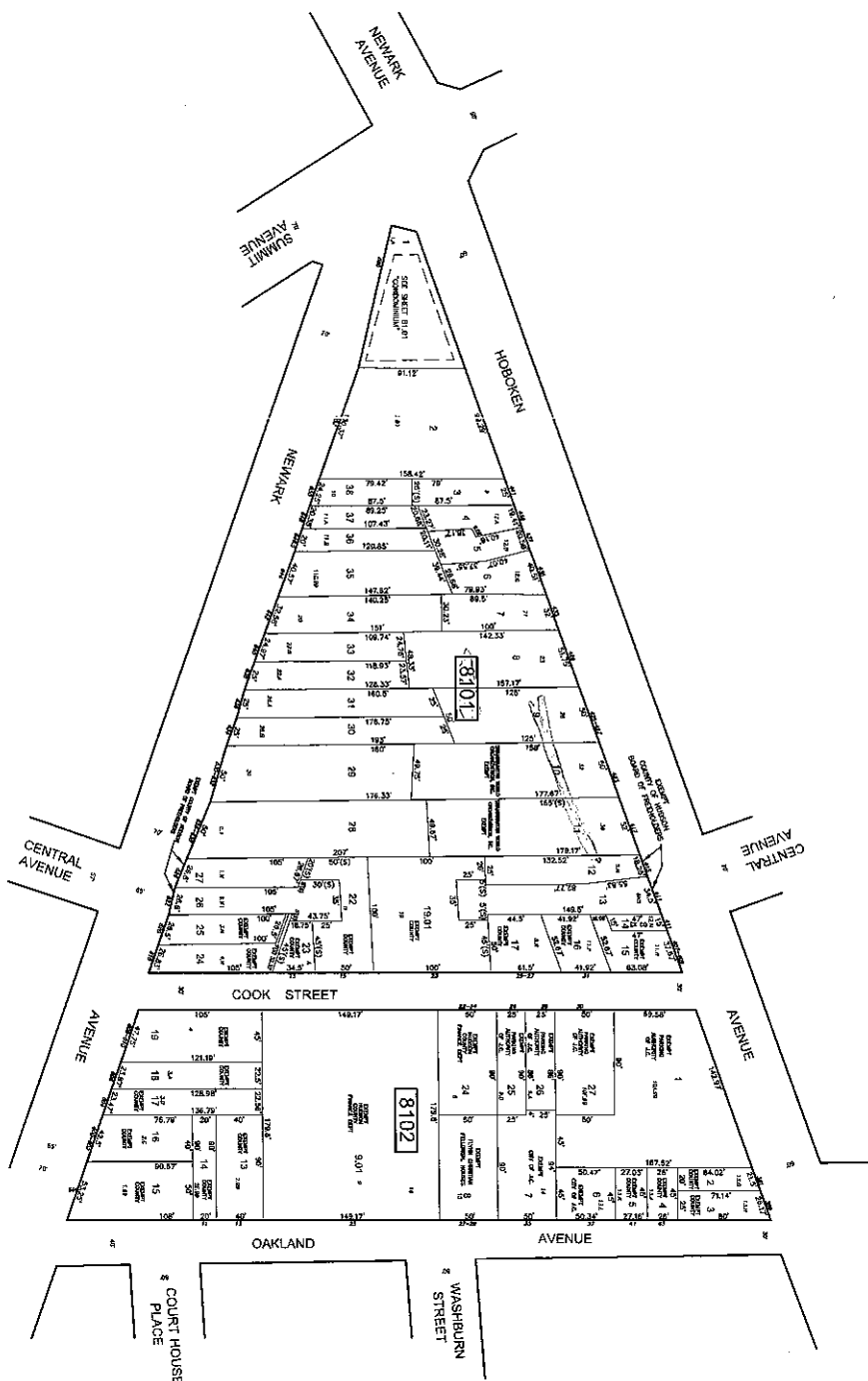
DATE	BY	REVISIONS	NO.	BLOCK	LOT
06/20/14	CHARLES A. AMMONSON	ISSUED	8101	8102	501
06/20/14	CHARLES A. AMMONSON	ISSUED	8102	8102	501

SEE SHEET 65

SEE SHEET 79

SEE SHEET 67

SEE SHEET 80



SEE SHEET 82

ASB - COM/2014/07/13/00

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009 SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 859

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=60' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, JARRETOWN, NEW JERSEY 07033
TELEPHONE: 908.261.1234 FAX: 908.261.1235

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE EXECUTION OF A GROUND LEASE WITH LOEW'S
JERSEY CITY PROJECT LLC FOR THE PROPERTY
IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN
AS 54 JOURNAL SQUARE PLAZA, WITHIN THE JOURNAL
SQUARE 2060 REDEVELOPMENT PLAN AREA**

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

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

WHEREAS, pursuant to the Redevelopment Law, the City enacted the Journal Square 2060 Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the "**Redevelopment Plan**"), in order to effectuate the redevelopment of the Redevelopment Plan Area; and

WHEREAS, the Agency is the owner of property identified on the City's tax maps as Block 10601, Lot 41, commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (the "**Theatre**") and a portion of Block 10601, Lot 1, acquired for right of way purposes pursuant to that certain Amended Declaration of Taking dated July 29, 2022 and recorded in the Hudson County Register's office on October 28, 2022 at Book 9706, Page 470 (the "**Magnolia Avenue Parcel**", together with the Theatre, the "**Property**"), which are located within the Redevelopment Plan Area and are governed by the Redevelopment Plan; and

WHEREAS, by Resolution No. 21-SP02-1-1 adopted on February 22, 2021, the Agency conditionally designated Blue Atlantic Capital, LLC, with its equity and operating partner, Devils Arena Entertainment LLC (collectively, the "**Conditional Redeveloper**") as redeveloper of the Property, as extended by Resolution No. 21-09-12 adopted on September 21, 2021; and

WHEREAS, by Resolution No. 22-08-3 adopted on August 16, 2022, the Agency extended Conditional Redeveloper's designation as redeveloper of the Theatre until December 31, 2022; and

WHEREAS, by Resolution No. 23-03-15 adopted on March 21, 2023, the Agency extended Conditional Redeveloper's designation as redeveloper of the Theatre until December 31, 2023; and

WHEREAS, DAE LJC DEV MGR LLC (an affiliate of the Conditional Developer) ("**Managing Member**") and the Jersey City Economic Development Corporation (the "**JCEDC**") formed the Loew's Jersey City Project LLC (the "**Ground Lessee**") to undertake the redevelopment of the Property as redeveloper and Ground Lessee; and

WHEREAS, the Ground Lessee is a limited liability company managed by a Managing Member 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; and

WHEREAS, the Agency and the Ground Lessee, as redeveloper, will enter into a Redevelopment Agreement (the "**Redevelopment Agreement**"); and

WHEREAS, the Ground Lessee, with the approval of the City, applied for and received tax credit awards from the Historic Property Reinvestment Program administered by the New Jersey Economic Development Authority (the "**NJEDA**") and the Project is also intended to qualify for the historic rehabilitation tax credits (the "**Historic Credits**") described in Section 47 of the Internal Revenue Code of 1986, as amended from time to time, or any corresponding provision or provisions of prior or succeeding law (the "**Code**") (together, the two programs are defined herein as the "**Tax Credits**"); and

WHEREAS, the Ground Lessee desires to lease the Property from the Ground Lessor, subject to and in accordance with the Ground Lease Agreement (the "**Ground Lease**"), to construct the historic rehabilitation, substantial renovation and major upgrades of the Property with the proceeds of the Historic Credits other equity, gifts, grants, loans, or other sources of financing (such rehabilitation project, the "**Project**"); and

WHEREAS, the Ground Lessee will thereafter operate and maintain, or cause to be operated and maintained, the Theatre as an unparalleled sports and entertainment destination in the region; and

WHEREAS, the Agency is authorized to lease the Property to Ground Lessee pursuant to *N.J.S.A. 40A:12A-8(f)*, *N.J.S.A. 40A:12A-8(g)* and *N.J.S.A. 40A:12A-22(k)*; and

WHEREAS, consistent with these goals, the planned design of the rehabilitated Theatre will facilitate a wide range of entertainment, arts, sports, civic and community events, shows, or other exhibitions in a variety of programming formats and genres, including, but not limited to, concerts, comedy shows, theatrical productions, sports events and programs, family entertainment, local arts, dance, multi-cultural, educational, film, civic and community events and activities; and

WHEREAS, the Agency now wishes to authorize the execution of the Ground Lease for the Project to be constructed on the Property in accordance with the Redevelopment Plan,

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

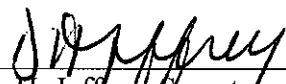
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Ground Lease, in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with Counsel and any and all other documents deemed necessary or desirable by the Executive Director in consultation with Counsel to effectuate this Resolution.

Section 3. The Chair, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized 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.

Section 4. This Resolution shall take effect immediately.

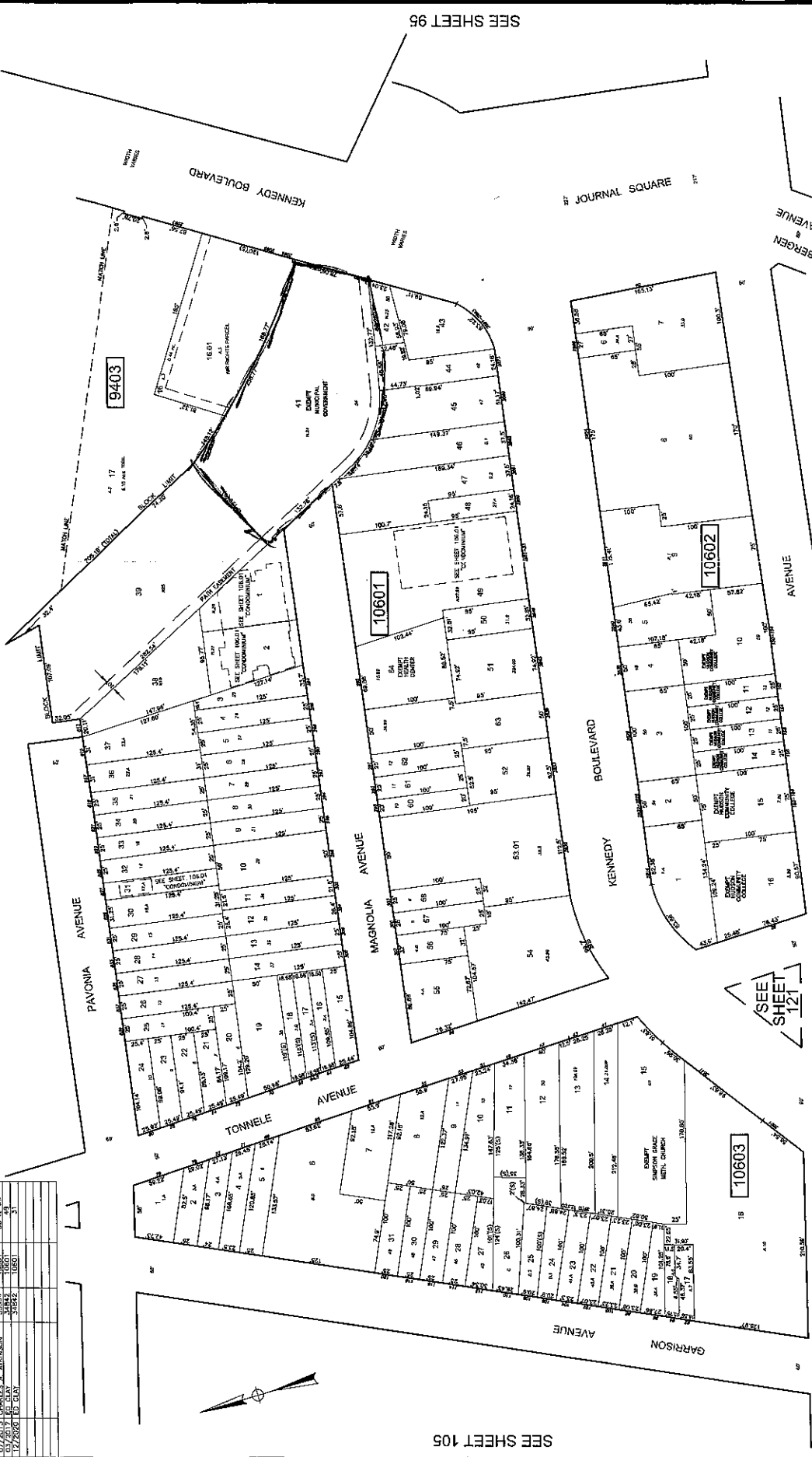
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 28, 2023.


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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

DATE	BY	REVISIONS	BLOCK	LOT
07/20/13	CHARLES A. ARONSON	3884	10601	53 & 54
07/20/13	CHARLES A. ARONSON	3885	10601	55
07/20/13	CHARLES A. ARONSON	3886	10601	56
07/20/13	CHARLES A. ARONSON	3887	10601	57
07/20/13	CHARLES A. ARONSON	3888	10601	58
07/20/13	CHARLES A. ARONSON	3889	10601	59
07/20/13	CHARLES A. ARONSON	3890	10601	60
07/20/13	CHARLES A. ARONSON	3891	10601	61
07/20/13	CHARLES A. ARONSON	3892	10601	62
07/20/13	CHARLES A. ARONSON	3893	10601	63
07/20/13	CHARLES A. ARONSON	3894	10601	64
07/20/13	CHARLES A. ARONSON	3895	10601	65
07/20/13	CHARLES A. ARONSON	3896	10601	66
07/20/13	CHARLES A. ARONSON	3897	10601	67
07/20/13	CHARLES A. ARONSON	3898	10601	68
07/20/13	CHARLES A. ARONSON	3899	10601	69
07/20/13	CHARLES A. ARONSON	3900	10601	70
07/20/13	CHARLES A. ARONSON	3901	10601	71
07/20/13	CHARLES A. ARONSON	3902	10601	72
07/20/13	CHARLES A. ARONSON	3903	10601	73
07/20/13	CHARLES A. ARONSON	3904	10601	74
07/20/13	CHARLES A. ARONSON	3905	10601	75
07/20/13	CHARLES A. ARONSON	3906	10601	76
07/20/13	CHARLES A. ARONSON	3907	10601	77
07/20/13	CHARLES A. ARONSON	3908	10601	78
07/20/13	CHARLES A. ARONSON	3909	10601	79
07/20/13	CHARLES A. ARONSON	3910	10601	80
07/20/13	CHARLES A. ARONSON	3911	10601	81
07/20/13	CHARLES A. ARONSON	3912	10601	82
07/20/13	CHARLES A. ARONSON	3913	10601	83
07/20/13	CHARLES A. ARONSON	3914	10601	84
07/20/13	CHARLES A. ARONSON	3915	10601	85
07/20/13	CHARLES A. ARONSON	3916	10601	86
07/20/13	CHARLES A. ARONSON	3917	10601	87
07/20/13	CHARLES A. ARONSON	3918	10601	88
07/20/13	CHARLES A. ARONSON	3919	10601	89
07/20/13	CHARLES A. ARONSON	3920	10601	90
07/20/13	CHARLES A. ARONSON	3921	10601	91
07/20/13	CHARLES A. ARONSON	3922	10601	92
07/20/13	CHARLES A. ARONSON	3923	10601	93
07/20/13	CHARLES A. ARONSON	3924	10601	94
07/20/13	CHARLES A. ARONSON	3925	10601	95
07/20/13	CHARLES A. ARONSON	3926	10601	96
07/20/13	CHARLES A. ARONSON	3927	10601	97
07/20/13	CHARLES A. ARONSON	3928	10601	98
07/20/13	CHARLES A. ARONSON	3929	10601	99
07/20/13	CHARLES A. ARONSON	3930	10601	100

SEE SHEET 94



SEE SHEET 120

SEE SHEET 121

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DICONATO, CTA AND
ASSIGNED SERIAL NUMBER 999

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

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

ARH - COM/2402/971300

THIS MAP WAS PREPARED BY RICHARD A. MORALLE, P.E., P.L.S.

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. D/B/A COSENTINI ASSOCIATES FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SERVICES, FOR 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 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 or rehabilitation pursuant to the Redevelopment Law; and

WHEREAS, the Agency owns and manages 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 d/b/a 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 for Four Hundred Ninety Thousand Dollars (\$490,000.00) (the "**2021 Contract**"); and

WHEREAS, Cosentini has, to date, invoiced One Hundred Ninety-Seven Thousand Dollars (\$197,000.00) from the 2021 Contract; and

WHEREAS, Cosentini has requested to continue to perform the services outlined in the 2021 Contract, for an amount not to exceed the balance of the 2021 Contract, Two Hundred Ninety-Three Thousand Dollars (\$293,000); and

WHEREAS, on September 11, 2023, Cosentini submitted an additional proposal to the Agency to perform additional services as outlined in the proposal on file with the Agency (the "**Additional Proposal**"), which includes production of drawings in Revit in lieu of AutoCAD (the "**Additional Services**"); and

WHEREAS, Cosentini possesses the skills and expertise necessary to perform and complete the MEP/FP Services and the Additional Services; and

WHEREAS, the Agency desires to enter into a professional services contract with Cosentini (the "**2023 Contract**") to perform the remaining MEP/FP Services and the Additional Services, for a total amount not to exceed Three Hundred Forty-One Thousand Six Hundred Nineteen Dollars (\$341,619.00), to be paid in accordance with the rates set forth in the 2021 Contract and the Additional Proposal; and

WHEREAS, this resolution supersedes Resolution No. 23-10-12; 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:

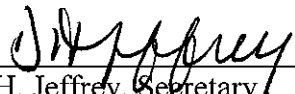
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

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 and the Additional Services for a term to expire upon completion of the MEP/FP Services and the Additional Services and all related tasks, or twelve (12) months after the effective date of the 2023 Contract, whichever is earlier, payable in accordance with the rates set forth in the Proposal for a total amount not to exceed Three Hundred Forty One Thousand Six Hundred Nineteen Dollars (\$341,619.00) 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 November 28, 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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT 23-11-JL3 WITH DONOHUE, GIRONDA, DORIA &
TOMKINS, LLC TO PROVIDE PROFESSIONAL AUDITING
SERVICES**

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires general auditing services and auditing services in connection with certain specific redevelopment projects throughout the City (collectively, the “**Auditing Services**”); and

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

WHEREAS, Donohue, Gironde, Doria & Tomkins, LLC (“**DGDT**”) submitted a proposal to the Agency dated November 8, 2023 (the “**Proposal**”) to provide the Auditing Services; and

WHEREAS, DGDT possesses the skills and expertise to provide the Auditing Services; and

WHEREAS, the Agency desires to enter into a professional services contract for the Auditing Services (the “**Contract**”) with DGDT to perform the Auditing Services as outlined in the Proposal for a term not to exceed one (1) year, to commence on November 28, 2023, through November 28, 2024, for a total amount not to exceed Thirty-Seven Thousand Five Hundred Dollars (\$37,500.00) for the Auditing Services, plus an additional amount not to exceed Fifteen Thousand Dollars (\$15,000.00) for DGDT’s fees in connection with the Agency’s securities offering documents, all to be paid in accordance with the rates and terms set forth in the Proposal; and

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

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

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

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with DGD T to provide the Auditing Services for a term not to exceed one (1) year, to commence on November 28, 2023, through November 28, 2024, for a total amount not to exceed Fifty-Two Thousand Five Hundred Dollars (\$52,500.00), which shall consist of Thirty-Seven Thousand Five Hundred Dollars (\$37,500.00) for the Auditing Services, plus an additional amount not to exceed Fifteen Thousand Dollars (\$15,000.00) for DGD T's fees in connection with the Agency's securities offering documents, all to be paid in accordance with the rates and terms set forth in the Proposal, and subject to the terms and conditions set forth in the Agency's form professional services agreement.

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

Section 4. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all 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 November 28, 2023.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT TO THE 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 amend the cash management plan adopted by Resolution No. 20-11-13 adopted on October 17, 2023 (the “Authorizing Resolution”); and

WHEREAS, the Agency’s Chief Financial Officer has prepared an amendment for the 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 amends the cash management plan according to **Exhibit A** as the amended 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 November 28, 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				✓
Mary Pat Noonan	✓			
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
- Citizens Bank, N.A.
- JP Morgan Chase Bank
- Provident Savings Bank
- Kearny Bank
- TD Bank, NA
- Unity Bank
- Freedom Bank

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.

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
NOVEMBER 28, 2023**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of November 28, 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 November 28, 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 November 28, 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.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	11/28/2023	10/25/2023	0340321	Site Engineering- Bayfront Redevelopment-Sv	\$3,852.00	\$0.00		\$3,852.00
CME ASSOCIATES	11/28/2023	8/8/2023	0334960	Professional Svcs-Permitting Strategy & Appli	\$5,338.50	\$0.00		\$5,338.50
CME ASSOCIATES	11/28/2023	9/7/2023	0036713	Site Engineering-Bayfront Redevelopment	\$15,240.00	\$0.00		\$15,240.00
CME ASSOCIATES	11/28/2023	10/10/2023	0339408	Site Engineering-Bayfront Redevelopment	\$25,810.00	\$0.00		\$25,810.00
CME ASSOCIATES	11/28/2023	11/7/2023	0340979	Site Engineering-Bayfront Redevelopment	\$3,394.00	\$0.00		\$3,394.00
				<i>Totals for CME ASSOCIATES:</i>	\$53,634.50	\$0.00		\$53,634.50
MATRIX NEW WORLD ENGINEERING PC								
MATRIX NEW WORLD ENGINEERI	11/28/2023	3/3/2023	41863	Professional Svcs -Coordinate Research/Data	\$10,000.00	\$0.00		\$10,000.00
MATRIX NEW WORLD ENGINEERI	11/28/2023	5/25/2023	43414	Professional Svcs -Data Management-Svcs for	\$10,000.00	\$0.00		\$10,000.00
MATRIX NEW WORLD ENGINEERI	11/28/2023	5/25/2023	43415	Professional Svcs -Infrastructure-Svcs for Mar	\$10,000.00	\$0.00		\$10,000.00
MATRIX NEW WORLD ENGINEERI	11/28/2023	5/25/2023	43416	Professional Svcs -Coordinate Research/Data	\$10,000.00	\$0.00		\$10,000.00
MATRIX NEW WORLD ENGINEERI	11/28/2023	7/11/2023	44298	Professional Svcs -Fencing Relocation Plan-S	\$10,000.00	\$0.00		\$10,000.00
MATRIX NEW WORLD ENGINEERI	11/28/2023	7/11/2023	44300	Professional Svcs -Corresponds for Shoreline I	\$10,000.00	\$0.00		\$10,000.00
MATRIX NEW WORLD ENGINEERI	11/28/2023	8/14/2023	45106	Professional Svcs -Coordinate w. other vendor	\$10,000.00	\$0.00		\$10,000.00
MATRIX NEW WORLD ENGINEERI	11/28/2023	9/21/2023	45739	Professional Svcs -Coord. w. other vendors/De	\$10,000.00	\$0.00		\$10,000.00
MATRIX NEW WORLD ENGINEERI	11/28/2023	10/31/2023	46447	Professional Svcs -Bi-Weekly meetings.Site V	\$20,000.00	\$0.00		\$20,000.00
				<i>Totals for MATRIX NEW WORLD ENGINEERING PC:</i>	\$100,000.00	\$0.00		\$100,000.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214576	Legal Services - Bayfront General	\$11,553.92	\$0.00		\$11,553.92
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214608	Legal Services - Bayfront Bonds	\$1,116.00	\$0.00		\$1,116.00
				<i>Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:</i>	\$12,669.92	\$0.00		\$12,669.92
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	11/28/2023	9/30/2023	30919	Financial Advisory - Bayfront-Svcs Thru.Sept	\$6,420.00	\$0.00		\$6,420.00
				<i>Totals for NW FINANCIAL GROUP, LLC:</i>	\$6,420.00	\$0.00		\$6,420.00
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	11/28/2023	4/11/2023	77961.00.0-15	Shoreline Improvements-March 2023- Bayfror	\$4,639.40	\$0.00		\$4,639.40
Perkins Eastman Architects DPC	11/28/2023	7/12/2023	77960.04.0-8	Implementation Services-June 2023- Bayfront	\$3,259.50	\$0.00		\$3,259.50
Perkins Eastman Architects DPC	11/28/2023	9/26/2023	77960.05.0-1	Implementation Services-July 2023- Bayfront	\$6,154.81	\$0.00		\$6,154.81
Perkins Eastman Architects DPC	11/28/2023	9/26/2023	77960.05.0-2	Implementation Services-August 2023- Bayfr	\$7,625.00	\$0.00		\$7,625.00
				<i>Totals for Perkins Eastman Architects DPC:</i>	\$21,678.71	\$0.00		\$21,678.71
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	11/28/2023	10/4/2023	23.627.38	Environmental Services - Bayfront- Septembe	\$8,655.00	\$0.00		\$8,655.00
POTOMAC-HUDSON ENVIRONMEN	11/28/2023	4/6/2023	23.627.35	Environmental Services - Bayfront- Svcs Thro	\$2,407.50	\$0.00		\$2,407.50
				<i>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</i>	\$11,062.50	\$0.00		\$11,062.50
Wielkatz & Company, LLC.								
Wielkatz & Company, LLC.	11/28/2023	10/31/2023	23-00085-03861	CFO Accounting Additional Services- Bayf	\$2,950.00	\$0.00		\$2,950.00
				<i>Totals for Wielkatz & Company, LLC.:</i>	\$2,950.00	\$0.00		\$2,950.00
				GRAND TOTALS:	\$208,415.63	\$0.00		\$208,415.63

Jersey City Redevelopment Agency

Cash Requirements Report

11/17/2023 12:57:51PM

Report name: New Cash Requirements Report
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: 11/17/2023 to 11/28/2023
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
Acrisure NJ Partners Insurance Services LLC								
Acrisure NJ Partners Insurance Services I	11/28/2023	10/6/2023	3607	Evanston General Liability Ins. -- Ext to 1/8/	\$315.00	\$0.00		\$315.00
Acrisure NJ Partners Insurance Services I	11/28/2023	10/19/2023	4123	Property Insurance - 2 Second St.	\$1,454.50	\$0.00		\$1,454.50
				<i>Totals for Acrisure NJ Partners Insurance Services LLC:</i>	<i>\$1,769.50</i>	<i>\$0.00</i>		<i>\$1,769.50</i>
				<i>2 invoice(s) listed.</i>				
AFLAC								
AFLAC	11/28/2023	11/1/2023	972854	Employee Deductions per Payroll - November	\$283.56	\$0.00		\$283.56
				<i>Totals for AFLAC:</i>	<i>\$283.56</i>	<i>\$0.00</i>		<i>\$283.56</i>
				<i>1 invoice(s) listed.</i>				
ALARM & COMMUNICATION TECHNOLOGIES								
ALARM & COMMUNICATION TECH	11/28/2023	10/16/2023	14472	Labor and Materials - 665 Ocean Avenue	\$367.43	\$0.00		\$367.43
				<i>Totals for ALARM & COMMUNICATION TECHNOLOGIES:</i>	<i>\$367.43</i>	<i>\$0.00</i>		<i>\$367.43</i>
				<i>1 invoice(s) listed.</i>				
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	11/28/2023	10/25/2023	6740	Misc Non-Grant Support Services-Aug 6, - O	\$922.50	\$0.00		\$922.50
BROWNFIELD REDEVELOPMENT S	11/28/2023	10/25/2023	6781	Oversight & Mgmt Services for EPA Mill Cre	\$462.50	\$0.00		\$462.50
BROWNFIELD REDEVELOPMENT S	11/28/2023	10/25/2023	6782	Oversight & Mgmt Services for EPA Petro. A	\$265.00	\$0.00		\$265.00
BROWNFIELD REDEVELOPMENT S	11/28/2023	10/25/2023	6784	Morris Canal - Greenway EPA Multipurpose C	\$471.25	\$0.00		\$471.25
BROWNFIELD REDEVELOPMENT S	11/28/2023	10/25/2023	6785	Oversight & Mgmt Services for EPA Revolvi	\$175.00	\$0.00		\$175.00
BROWNFIELD REDEVELOPMENT S	11/28/2023	8/31/2023	6676	Oversight & Mgmt Services for EPA Revolvi	\$440.00	\$0.00		\$440.00
BROWNFIELD REDEVELOPMENT S	11/28/2023	8/31/2023	6673	Oversight & Mgmt Services for EPA Mill Cre	\$415.00	\$0.00		\$415.00
				<i>Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:</i>	<i>\$3,151.25</i>	<i>\$0.00</i>		<i>\$3,151.25</i>
				<i>7 invoice(s) listed.</i>				
CASH								
CASH	11/28/2023	11/14/2023	November 2023	Petty Cash Replenishment	\$243.84	\$0.00		\$243.84
				<i>Totals for CASH:</i>	<i>\$243.84</i>	<i>\$0.00</i>		<i>\$243.84</i>
				<i>1 invoice(s) listed.</i>				
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	11/28/2023	11/8/2023	Nov 2023	Expense Reimbursement - Travel to & from C	\$643.95	\$0.00		\$643.95
CHRISTOPHER FIORE	11/28/2023	10/18/2023	October 2023	Expense Reimbursement - Lunch Meeting	\$285.10	\$0.00		\$285.10
CHRISTOPHER FIORE	11/28/2023	10/24/2023	October 2023	Expense Reimbursement - Tour Svcs at Bayfr	\$674.75	\$0.00		\$674.75
CHRISTOPHER FIORE	11/28/2023	11/2/2023	Nov 2023	Expense Reimbursement - Agency Car Servi	\$503.54	\$0.00		\$503.54
CHRISTOPHER FIORE	11/28/2023	9/15/2023	Sep 2023	Expense Reimbursement - Lunch	\$24.99	\$0.00		\$24.99
CHRISTOPHER FIORE	11/28/2023	10/17/2023	October 2023	Expense Reimbursement - October Board Mee	\$224.14	\$0.00		\$224.14
CHRISTOPHER FIORE	11/28/2023	10/19/2023	October 2023	Employee Reimbursement- NJEDA Applicat	\$1,000.00	\$0.00		\$1,000.00
CHRISTOPHER FIORE	11/28/2023	10/27/2023	INV225025743	Expense Reimbursement - Zoom	\$93.70	\$0.00		\$93.70

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
COMCAST				Totals for CHRISTOPHER FIORE: 8 invoice(s) listed.	\$3,450.17	\$0.00		\$3,450.17
COMCAST	11/28/2023	10/16/2023	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$211.52	\$0.00		\$211.52
COMCAST	11/28/2023	11/1/2023	8499 05 354 4361702	Internet Service at 39 Kearney Ave.- November	\$546.64	\$0.00		\$546.64
				Totals for COMCAST: 2 invoice(s) listed.	\$758.16	\$0.00		\$758.16
Communiapaw Development LLC				Reimbursement- Security Deposit for the Acc	\$5,000.00	\$0.00		\$5,000.00
Communiapaw Development LLC	11/28/2023	11/6/2023	Nov 2023	Totals for Communiapaw Development LLC: 1 invoice(s) listed.	\$5,000.00	\$0.00		\$5,000.00
CRYSTAL POINT CONDOMINIUM ASSOC.				Monthly Maintenance Fee May (Account #1	\$188.26	\$0.00		\$188.26
CRYSTAL POINT CONDOMINIUM A	11/28/2023	10/12/2023	Nov-23	Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$188.26	\$0.00		\$188.26
DELTA STORAGE				Storage Unit - Size: 10x30, Unit #: 1001	\$980.00	\$0.00		\$980.00
DELTA STORAGE	11/28/2023	11/1/2023	December 2023	Storage Unit - Size: 10x30, Unit #: 1172	\$984.00	\$0.00		\$984.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$1,964.00	\$0.00		\$1,964.00
DIANA JEFFREY				Employee Reimbursement- Dental- Child	\$735.00	\$0.00		\$735.00
DIANA JEFFREY	11/28/2023	11/21/2023	Nov 2023	Employee Reimbursement-Loews Meeting- P	\$19.00	\$0.00		\$19.00
DIANA JEFFREY	11/28/2023	11/14/2023	Nov 2023	Totals for DIANA JEFFREY: 2 invoice(s) listed.	\$754.00	\$0.00		\$754.00
Dilworth Paxon LLP				Legal Services -26 Siedler Street- Svcs for Fe	\$17.50	\$0.00		\$17.50
Dilworth Paxon LLP	11/28/2023	3/2/2023	65839	Legal Services -337 Communiapaw Avenue - S	\$1,567.50	\$0.00		\$1,567.50
Dilworth Paxon LLP	11/28/2023	10/6/2023	420874	Legal Services -APRA	\$330.00	\$0.00		\$330.00
Dilworth Paxon LLP	11/28/2023	11/3/2023	422141	Legal Services -26 Siedler Street- Svcs Throug	\$420.00	\$0.00		\$420.00
Dilworth Paxon LLP	11/28/2023	4/3/2023	66072	Legal Services -APRA	\$122.50	\$0.00		\$122.50
Dilworth Paxon LLP	11/28/2023	10/6/2023	420872A	Legal Services -26 Siedler Street- Svcs for Ja	\$52.50	\$0.00		\$52.50
Dilworth Paxon LLP	11/28/2023	1/31/2023	65569	Legal Services -APRA	\$210.00	\$0.00		\$210.00
Dilworth Paxon LLP	11/28/2023	11/3/2023	422141A	Legal Services -26 Siedler Street- Svcs Throug	\$52.50	\$0.00		\$52.50
Dilworth Paxon LLP	11/28/2023	7/30/2023	417881A	Legal Services -26 Siedler Street- Svcs Throug	\$87.50	\$0.00		\$87.50
Dilworth Paxon LLP	11/28/2023	8/11/2023	418676A					

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 Pasxon LLP	11/28/2023	10/6/2023	420873	Legal Services -9 Myrtle-New Life Constructi	\$8.53	\$0.00		\$8.53
	11/28/2023	1/4/2023	65479	Legal Services -26 Siedler Street- Svcs Throug	\$3,955.00	\$0.00		\$3,955.00
				Totals for Dilworth Pasxon LLP: 11 invoice(s) listed.	\$6,823.53	\$0.00		\$6,823.53
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	11/28/2023	10/31/2023	14365	Completing Pre- Constru. Phase Loew's - Se	\$16,860.00	\$0.00		\$16,860.00
	11/28/2023	9/18/2023	14359	Completing Pre- Constru. Plan- Pathside - Sv	\$38,435.00	\$0.00		\$38,435.00
Economic Project Solutions, Inc.				Totals for Economic Project Solutions, Inc.: 2 invoice(s) listed.	\$55,295.00	\$0.00		\$55,295.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	11/28/2023	11/2/2023	85096	Legal Services - OPRA	\$1,959.50	\$0.00		\$1,959.50
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC: 1 invoice(s) listed.	\$1,959.50	\$0.00		\$1,959.50
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	11/28/2023	10/4/2023	AD#0010752205	Legal Advertisement - RFQ Auditor Svcs	\$65.11	\$0.00		\$65.11
				Totals for EVENING JOURNAL ASSOCIATION: 1 invoice(s) listed.	\$65.11	\$0.00		\$65.11
FEDERAL EXPRESS								
FEDERAL EXPRESS	11/28/2023	10/23/2023	8-294-27568	Overnight Deliveries - Various	\$136.32	\$0.00		\$136.32
	11/28/2023	10/2/2023	8-271-99767	Overnight Deliveries - Various	\$73.49	\$0.00		\$73.49
	11/28/2023	10/16/2023	8-286-35151	Overnight Deliveries - Various	\$69.00	\$0.00		\$69.00
FEDERAL EXPRESS				Totals for FEDERAL EXPRESS: 3 invoice(s) listed.	\$278.81	\$0.00		\$278.81
GALLAGHER BASSETT SERVICES, INC.								
GALLAGHER BASSETT SERVICES, I	11/28/2023	10/27/2023	1310859	Segment Site 10 Investigation Morris Canal G	\$1,343.58	\$0.00		\$1,343.58
				Totals for GALLAGHER BASSETT SERVICES, INC.: 1 invoice(s) listed.	\$1,343.58	\$0.00		\$1,343.58
GEI CONSULTANTS, INC.								
GEI CONSULTANTS, INC.	11/28/2023	10/10/2023	3139603	LSRP Svcs/General Consulting-Summit Met	\$2,731.25	\$0.00		\$2,731.25
				Totals for GEI CONSULTANTS, INC.: 1 invoice(s) listed.	\$2,731.25	\$0.00		\$2,731.25
HELENA RUMAN ARCHITECTS								
HELENA RUMAN ARCHITECTS	11/28/2023	10/2/2023	1	Power House Building Condition Report	\$2,800.00	\$0.00		\$2,800.00

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
HR&A Advisors, Inc								
HR&A Advisors, Inc	11/28/2023	11/10/2023	INV2218	Totals for HELENA RUMAN ARCHITECTS: 1 invoice(s) listed.	\$2,800.00	\$0.00		\$2,800.00
HR&A Advisors, Inc								
HR&A Advisors, Inc	11/28/2023	11/10/2023	INV2218	Professional Consult.SVCS- Economic Impac Totals for HR&A Advisors, Inc: 1 invoice(s) listed.	\$49,500.00	\$0.00		\$49,500.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	11/28/2023	9/20/2023	338384	Recording Fee -RDA Amendment- Bayfront	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/28/2023	10/16/2023	345068	Recording Fee -One Grove	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/28/2023	10/16/2023	355712	Recording Fee -417 Communipaw & 139 Woc	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/28/2023	9/20/2023	345403	Recording Fee -Redevelop-Agreement- 693-7	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/28/2023	9/20/2023	352855	Recording Fee -Ninth Amendment to RDA-G6	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/28/2023	10/24/2023	358274	Recording Fee -417 Communipaw & 139 Woc	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/28/2023	9/20/2023	337724	Recording Fee -Assump.of RDA-Hudson Exc	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/28/2023	10/24/2023	355062	Recording Fee -Redevelop-Agreement- 693-7	\$33.00	\$0.00		\$33.00
Totals for HUDSON COUNTY REGISTER: 8 invoice(s) listed.					\$264.00	\$0.00		\$264.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	11/28/2023	10/18/2023	30302282340000	Water & Sewer - 407 Ocean Ave-3030228234	\$42.09	\$0.00		\$42.09
JC MUNICIPAL UTILITIES AUTHORITY	11/28/2023	10/3/2023	30304979369009	Water & Sewer - 292 MLK Drive (FL)	\$103.67	\$0.00		\$103.67
JC MUNICIPAL UTILITIES AUTHORITY	11/28/2023	10/3/2023	30307758540000	Water & Sewer - 292 MLK Drive	\$26.41	\$0.00		\$26.41
JC MUNICIPAL UTILITIES AUTHORITY	11/28/2023	10/3/2023	30308307348913	Water & Sewer - 25 Journal SQ-30308307348	\$132.26	\$0.00		\$132.26
JC MUNICIPAL UTILITIES AUTHORITY	11/28/2023	10/18/2023	30303282340000	Water & Sewer - 405 Ocean Ave-3030328234	\$42.09	\$0.00		\$42.09
Totals for JC MUNICIPAL UTILITIES AUTHORITY: 5 invoice(s) listed.					\$346.52	\$0.00		\$346.52
JERSEY CITY DEPT. OF PUBLIC WORKS								
JERSEY CITY DEPT. OF PUBLIC WO	11/28/2023	10/5/2023	2023-10	Redevelopment Gas Usage - Jul 1,2023- Sept 3	\$79.25	\$0.00		\$79.25
Totals for JERSEY CITY DEPT. OF PUBLIC WORKS: 1 invoice(s) listed.					\$79.25	\$0.00		\$79.25
JESAMIL LOZANO								
JESAMIL LOZANO	11/28/2023	10/9/2023	October 2023	Employee Reimbursement- Vision- Office Vi	\$103.00	\$0.00		\$103.00
JESAMIL LOZANO	11/28/2023	10/9/2023	October 2023	Employee Reimbursement- Vision- Frames	\$200.00	\$0.00		\$200.00
Totals for JESAMIL LOZANO: 2 invoice(s) listed.					\$303.00	\$0.00		\$303.00

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Kassim Handyman Service, LLC	11/28/2023	9/27/2023	08059	Building Inspection- 665 Ocean Avenue	\$2,385.00	\$0.00		\$2,385.00
Kassim Handyman Service, LLC	11/28/2023	9/27/2023	08059	Inspections -October 2023-Inspection 665 Oce	\$2,385.00	\$0.00		\$2,385.00
Kassim Handyman Service, LLC	11/28/2023	11/2/2023	08087	Inspections -October 2023 Various Locations	\$5,400.00	\$0.00		\$5,400.00
Kassim Handyman Service, LLC	11/28/2023	9/28/2023	08073	Roof top repairs - 665 Ocean Avenue	\$500.00	\$0.00		\$500.00
				<i>Totals for Kassim Handyman Service, LLC:</i>	<i>\$10,670.00</i>	<i>\$0.00</i>		<i>\$10,670.00</i>
				<i>4 invoice(s) listed.</i>				
Katuska Mieleles								
Katuska Mieleles	11/28/2023	11/17/2023	Nov 2023	Reimbursement- Office Supplies	\$163.92	\$0.00		\$163.92
				<i>Totals for Katuska Mieleles:</i>	<i>\$163.92</i>	<i>\$0.00</i>		<i>\$163.92</i>
				<i>1 invoice(s) listed.</i>				
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	11/28/2023	10/9/2023	33705	Legal Services - JCRA v Sweet for Miles Bake	\$2,170.00	\$0.00		\$2,170.00
KINNEY LISOVICZ REILLY & WOLF	11/28/2023	10/9/2023	33702	Legal Services - Employment Issues	\$2,082.50	\$0.00		\$2,082.50
KINNEY LISOVICZ REILLY & WOLF	11/28/2023	10/9/2023	33706	Legal Services - New Community Ocean Bayv	\$262.50	\$0.00		\$262.50
KINNEY LISOVICZ REILLY & WOLF	11/28/2023	10/9/2023	33703	Legal Services - JCRA v Crazy Greek	\$467.00	\$0.00		\$467.00
KINNEY LISOVICZ REILLY & WOLF	11/28/2023	10/9/2023	33707	Legal Services - State of NJ v JCRA	\$507.50	\$0.00		\$507.50
KINNEY LISOVICZ REILLY & WOLF	11/28/2023	10/9/2023	33704	Legal Services - Insurance Issues	\$997.50	\$0.00		\$997.50
				<i>Totals for KINNEY LISOVICZ REILLY & WOLFF PC:</i>	<i>\$6,487.00</i>	<i>\$0.00</i>		<i>\$6,487.00</i>
				<i>6 invoice(s) listed.</i>				
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214564	Legal Services - Loew's Theater-SVCS Through	\$15,941.66	\$0.00		\$15,941.66
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214605	Legal Services- MLK Joint Venture	\$350.00	\$0.00		\$350.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214584	Legal Services - 30 Journal Square	\$315.00	\$0.00		\$315.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214587	Legal Services - 284 MLK Drive	\$971.00	\$0.00		\$971.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214596	Legal Services - One Grove	\$1,050.00	\$0.00		\$1,050.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214600	Legal Services -RT 440 Developers-80 Water :	\$1,980.00	\$0.00		\$1,980.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214602	Legal Services - 408-420 Communipaw	\$6,940.00	\$0.00		\$6,940.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	2/8/2023	203995	Legal Services - Avalon	\$1,680.00	\$0.00		\$1,680.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	213081	Legal Services - Mack Cali Matter	\$822.50	\$0.00		\$822.50
MCMANIMON, SCOTLAND & BAU	11/28/2023	8/4/2023	211747	Legal Services - Coles Street Park Escrow Agr	\$3,430.00	\$0.00		\$3,430.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214581	Legal Services -701 Newark Avenue	\$2,870.00	\$0.00		\$2,870.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214569	Legal Services - 125 Monitor Street- Septembe	\$20,779.56	\$0.00		\$20,779.56
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214571	Legal Services - 25 Pathside-Svcs Through Se	\$7,435.00	\$0.00		\$7,435.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214570	Legal Services - Argent Venture/Johnston Vie	\$8,995.00	\$0.00		\$8,995.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214577	Legal Services -Tonnelle- Daylight Transport	\$414.40	\$0.00		\$414.40
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214628	Legal Services - 33 Pacific Avenue	\$1,295.00	\$0.00		\$1,295.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	8/4/2023	211790	Legal Services - Central Avenue	\$1,085.00	\$0.00		\$1,085.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214609	Legal Services - HCCC Bonds	\$770.59	\$0.00		\$770.59
MCMANIMON, SCOTLAND & BAU	11/28/2023	9/18/2023	213085	Legal Services - Procurement	\$825.00	\$0.00		\$825.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	7/19/2023	210380	Legal Services - Avalon	\$1,062.50	\$0.00		\$1,062.50

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214612	Legal Services - 808 Pavonia-Sves Through S	\$3,115.00	\$0.00		\$3,115.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	2/8/2023	203993	Legal Services - Avalon	\$1,925.00	\$0.00		\$1,925.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214599	Legal Services - Bayfront- BRP- September, 2	\$2,590.00	\$0.00		\$2,590.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214590	Legal Services - Coles Street Park Escrow Agr	\$1,540.00	\$0.00		\$1,540.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	9/18/2023	213138	Legal Services - 33 Pacific Avenue	\$7,770.00	\$0.00		\$7,770.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214613	Legal Services - BNE/Grand Jersey- Svcs Thr	\$1,085.00	\$0.00		\$1,085.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214617	Legal Services -619 Marin BLVD- Svcs Throu	\$630.00	\$0.00		\$630.00
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214604	Legal Services - 612-616 Communipaw Aven	\$852.50	\$0.00		\$852.50
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214585	Legal Services - General Counsel	\$11,433.92	\$0.00		\$11,433.92
MCMANIMON, SCOTLAND & BAU	11/28/2023	10/5/2023	214603	Legal Service - 4 Mercer Street- Svcs Throug	\$780.00	\$0.00		\$780.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$110,733.63	\$0.00		\$110,733.63
				30 invoice(s) listed.				
METLIFE								
METLIFE	11/28/2023	11/1/2023	November 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	11/28/2023	11/1/2023	November 2023	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
				Totals for METLIFE:	\$150.00	\$0.00		\$150.00
				2 invoice(s) listed.				
Mobile Mini Solutions								
Mobile Mini Solutions	11/28/2023	10/2/2023	9019022205	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	11/28/2023	10/4/2023	9019045260	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	11/28/2023	10/2/2023	9019022204	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	11/28/2023	10/2/2023	9019022206	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	11/28/2023	10/3/2023	9019034254	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	11/28/2023	10/3/2023	9019034253	40' Standard Tri Cam Storage Container- Loew	\$299.28	\$0.00		\$299.28
				Totals for Mobile Mini Solutions:	\$1,795.68	\$0.00		\$1,795.68
				6 invoice(s) listed.				
Paul V. Femicola & Associates, LLC								
Paul V. Femicola & Associates, LLC	11/28/2023	11/6/2023	4276	Legal Services- Svcs Through October 2023-2	\$3,087.00	\$0.00		\$3,087.00
				Totals for Paul V. Femicola & Associates, LLC:	\$3,087.00	\$0.00		\$3,087.00
				1 invoice(s) listed.				
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$74.26	\$0.00		\$74.26
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$81.91	\$0.00		\$81.91
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-357-633-02	Gas & Electric - 292-MLK Dr - HSE	\$75.23	\$0.00		\$75.23
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$38.44	\$0.00		\$38.44
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$109.41	\$0.00		\$109.41
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$24.27	\$0.00		\$24.27
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$25.76	\$0.00		\$25.76

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/18/2023	70-451-417-18	Gas & Electric - 407 Ocean Ave-HSE	\$10.33	\$0.00		\$10.33
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$47.91	\$0.00		\$47.91
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$153.09	\$0.00		\$153.09
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$57.91	\$0.00		\$57.91
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$96.27	\$0.00		\$96.27
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$26.38	\$0.00		\$26.38
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$64.94	\$0.00		\$64.94
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/19/2023	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$19.87	\$0.00		\$19.87
PUBLIC SERVICE ELECTRIC & GAS	11/28/2023	10/17/2023	42-497-031-18	Gas & Electric - 25 Journal Square	\$835.84	\$0.00		\$835.84
				Totals for PUBLIC SERVICE ELECTRIC & GAS: 16 invoice(s) listed.	\$1,741.82	\$0.00		\$1,741.82
READY REFRESH								
READY REFRESH	11/28/2023	10/28/2023	6703492330	Water Dispenser - October 2023	\$125.83	\$0.00		\$125.83
				Totals for READY REFRESH: 1 invoice(s) listed.	\$125.83	\$0.00		\$125.83
RICHARD N. CAMPISANO, ESQUIRE								
RICHARD N. CAMPISANO, ESQUIRE	11/28/2023	10/30/2023	Oct-2023	Legal Services - JCEDC/Loew's Theatre- Svcs	\$3,360.00	\$0.00		\$3,360.00
				Totals for RICHARD N. CAMPISANO, ESQUIRE: 1 invoice(s) listed.	\$3,360.00	\$0.00		\$3,360.00
RKLA Studio LLP								
RKLA Studio LLP	11/28/2023	11/1/2023	CPxJC_03	Landscape Architectural Svcs-Design Develop	\$8,075.00	\$0.00		\$8,075.00
				Totals for RKLA Studio LLP: 1 invoice(s) listed.	\$8,075.00	\$0.00		\$8,075.00
S&C Contractor Service								
S&C Contractor Service	11/28/2023	11/18/2023	127	Fence Repairs - Various Locations	\$5,300.00	\$0.00		\$5,300.00
				Totals for S&C Contractor Service: 1 invoice(s) listed.	\$5,300.00	\$0.00		\$5,300.00
SAL ELECTRIC COMPANY, INC.								
SAL ELECTRIC COMPANY, INC.	11/28/2023	10/24/2023	23-2935	Removal & Replace 2 outdoor Wall Pack Fi	\$3,528.00	\$0.00		\$3,528.00
				Totals for SAL ELECTRIC COMPANY, INC.: 1 invoice(s) listed.	\$3,528.00	\$0.00		\$3,528.00
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	11/28/2023	10/20/2023	1213821	Legal Services -605 Grove Street	\$257.25	\$0.00		\$257.25
Schenck Price Smith & King, LLP	11/28/2023	10/20/2023	1213818	Legal Services - 619 Marin Blvd.	\$1,451.63	\$0.00		\$1,451.63
Schenck Price Smith & King, LLP	11/28/2023	10/20/2023	1213819	Legal Services - 294 Barrow St.	\$18.38	\$0.00		\$18.38

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Schenck Price Smith & King, LLP	11/28/2023	5/12/2023	1198174	Legal Services -294 Barrow St. <i>Totals for Schenck Price Smith & King, LLP: 4 invoice(s) listed.</i>	\$1,304.63 \$3,031.89	\$0.00 \$0.00		\$1,304.63 \$3,031.89
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-5	Lawn Maintenance & Trash Removal - 314 M	\$434.00	\$0.00		\$434.00
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-13	Lawn Maintenance & Trash Removal - 1054 C	\$325.50	\$0.00		\$325.50
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-17	Lawn Maintenance & Trash Removal - 125 M	\$1,350.00	\$0.00		\$1,350.00
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-18	Lawn Maintenance & Trash Removal - 144 H	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-15	Lawn Maintenance & Trash Removal - 612-6	\$797.46	\$0.00		\$797.46
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-12	Lawn Maintenance & Trash Removal - 80 Ba	\$585.90	\$0.00		\$585.90
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-3	Lawn Maintenance & Trash Removal - 174-1	\$1,057.86	\$0.00		\$1,057.86
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-14	Lawn Maintenance & Trash Removal - 558 C	\$455.70	\$0.00		\$455.70
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-16	Lawn Maintenance & Trash Removal - 199 S	\$1,003.60	\$0.00		\$1,003.60
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-8	Lawn Maintenance & Trash Removal- 665 Oc	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-4	Lawn Maintenance & Trash Removal - 292 M	\$488.25	\$0.00		\$488.25
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-1	Lawn Maintenance & Trash Removal- 185 Dw	\$276.66	\$0.00		\$276.66
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-6	Lawn Maintenance & Trash Removal-408-42	\$862.56	\$0.00		\$862.56
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-2	Lawn Maintenance & Trash Removal- 284 MI	\$434.00	\$0.00		\$434.00
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-9	Lawn Maintenance & Trash Removal - Manil	\$563.61	\$0.00		\$563.61
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-10	Lawn Maintenance & Trash Removal - 550 J	\$1,236.39	\$0.00		\$1,236.39
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-11	Lawn Maintenance & Trash Removal - 84 Sip	\$325.50	\$0.00		\$325.50
Silagy Contracting, LLC.	11/28/2023	11/3/2023	13561-7	Lawn Maintenance & Trash Removal- 405-4	\$276.66	\$0.00		\$276.66
				<i>Totals for Silagy Contracting, LLC.: 18 invoice(s) listed.</i>	\$11,104.25	\$0.00		\$11,104.25
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	11/28/2023	10/17/2023	2023-JCRA.012-10	Legal Services -61-63 Sip Ave.	\$861.85	\$0.00		\$861.85
Spiro Harrison & Nelson LLC	11/28/2023	11/6/2023	2023-JCRA.006-11	Legal Services - 118 - 128 Monitor- October 2	\$1,792.90	\$0.00		\$1,792.90
Spiro Harrison & Nelson LLC	11/28/2023	10/17/2023	2023-JCRA.016-10	Legal Services -FDAD Maple - September 20	\$1,202.50	\$0.00		\$1,202.50
Spiro Harrison & Nelson LLC	11/28/2023	10/17/2023	2023-JCRA.006-10	Legal Services - 118 - 128 Monitor- Septembe	\$1,981.74	\$0.00		\$1,981.74
Spiro Harrison & Nelson LLC	11/28/2023	11/6/2023	2023-JCRA.012-11	Legal Services -Svcs Through October 2023-6	\$1,040.00	\$0.00		\$1,040.00
				<i>Totals for Spiro Harrison & Nelson LLC: 5 invoice(s) listed.</i>	\$6,878.99	\$0.00		\$6,878.99
STAPLES								
STAPLES	11/28/2023	10/31/2023	8072136635	Office Supplies	\$1,235.08	\$0.00		\$1,235.08
				<i>Totals for STAPLES: 1 invoice(s) listed.</i>	\$1,235.08	\$0.00		\$1,235.08
Suburban Consulting Engineers, Inc								
Suburban Consulting Engineers, Inc	11/28/2023	11/17/2023	67492	Morris Canal - Greenway EPA Multipurpose C	\$3,302.00	\$0.00		\$3,302.00

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				Totals for Suburban Consulting Engineers, Inc: 1 invoice(s) listed.	\$3,302.00	\$0.00		\$3,302.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	11/28/2023	10/17/2023	5027123001	Payment for Copier Lease 10/21-11/20/2023 & Totals for TOSHIBA FINANCIAL SERVICES: 1 invoice(s) listed.	\$2,293.00 \$2,293.00	\$0.00 \$0.00		\$2,293.00 \$2,293.00
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	11/28/2023	10/12/2023	Nov&Dec 2023	Payment for Copier Lease- November & Dec Totals for Toshiba- GreatAmerica Financial Svcs.: 1 invoice(s) listed.	\$1,142.04 \$1,142.04	\$0.00 \$0.00		\$1,142.04 \$1,142.04
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	11/28/2023	10/18/2023	231732490	Site Remediation - Permit Fee - Kellogg Street Totals for TREASURER - STATE OF NEW JERSEY: 1 invoice(s) listed.	\$660.00 \$660.00	\$0.00 \$0.00		\$660.00 \$660.00
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	11/28/2023	11/3/2023	October 2023	Case/Property Mgmt. Services at 665 Ocean A Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.	\$4,791.00 \$4,791.00	\$0.00 \$0.00		\$4,791.00 \$4,791.00
VDA								
VDA	11/28/2023	11/9/2023	00142150	Programming /Concept Design - Svcs ending : Totals for VDA: 1 invoice(s) listed.	\$2,500.00 \$2,500.00	\$0.00 \$0.00		\$2,500.00 \$2,500.00
VERIZON								
VERIZON	11/28/2023	11/1/2023	November 2023	Agency Cell Phone Bill -November 2023 Totals for VERIZON: 1 invoice(s) listed.	\$185.00 \$185.00	\$0.00 \$0.00		\$185.00 \$185.00
VICTORIA BONNERS								
VICTORIA BONNERS	11/28/2023	11/21/2023	83493	Employee Reimbursement- Dental Totals for VICTORIA BONNERS: 1 invoice(s) listed.	\$50.00 \$50.00	\$0.00 \$0.00		\$50.00 \$50.00
W. B. MASON CO., INC.								

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
W. B. MASON CO., INC.	11/28/2023	10/25/2023	242085709	Office Supplies	\$2,650.98	\$0.00		\$2,650.98
W. B. MASON CO., INC.	11/28/2023	10/24/2023	242120875	Office Supplies	\$245.28	\$0.00		\$245.28
W. B. MASON CO., INC.	11/28/2023	10/26/2023	242128138	Office Supplies	\$88.08	\$0.00		\$88.08
				Totals for W. B. MASON CO., INC.:	\$2,984.34	\$0.00		\$2,984.34
				3 invoice(s) listed.				
Walker Consultants								
Walker Consultants	11/28/2023	9/28/2023	180021660002	Professional Svc- Court House Park-Through	\$9,900.00	\$0.00		\$9,900.00
				Totals for Walker Consultants:	\$9,900.00	\$0.00		\$9,900.00
				1 invoice(s) listed.				
Wielkoltz & Company, LLC.								
Wielkoltz & Company, LLC.	11/28/2023	11/1/2023	23-00085-03808	CFO Accounting Services Rendered Novemb	\$7,500.00	\$0.00		\$7,500.00
Wielkoltz & Company, LLC.	11/28/2023	11/1/2023	23-00085-03860	CFO Accounting Additional Services Rende	\$10,850.00	\$0.00		\$10,850.00
Wielkoltz & Company, LLC.	11/28/2023	11/1/2023	23-00085-03862	CFO Accounting Additional Services- Path	\$1,650.00	\$0.00		\$1,650.00
				Totals for Wielkoltz & Company, LLC.:	\$20,000.00	\$0.00		\$20,000.00
				3 invoice(s) listed.				
Yvette Sanchez								
Yvette Sanchez	11/28/2023	5/8/2023	August 2023	Employee Reimbursement- Dental- Spouse	\$300.00	\$0.00		\$300.00
Yvette Sanchez	11/28/2023	9/26/2023	August 2023	Employee Reimbursement- Dental- Child	\$171.00	\$0.00		\$171.00
Yvette Sanchez	11/28/2023	4/11/2023	November 2023	Employee Reimbursement- Dental- Self	\$80.00	\$0.00		\$80.00
				Totals for Yvette Sanchez:	\$551.00	\$0.00		\$551.00
				3 invoice(s) listed.				
GRAND TOTALS:					\$365,546.19	\$0.00		\$365,546.19

Jersey City Redevelopment Agency

Cash Requirements Report

11/21/2023 4:58:33PM

- 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 (11/26/2023 to 12/2/2023)
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- Include all Invoice Attributes
- Include all Vendor Attributes

Payee	Trans. Type Trans. No.	Trans. Date	Post Date Post Status	Amount	Account Number	Account Description	Debit Amount	Credit Amount
Stark & Stark Attorney Trust Account C/ 7615	Computer Check 7615	10/25/2023	10/25/2023	\$100,000.00	10-1000-00	Provident - Checking	\$0.00	\$100,000.00
			Not yet posted		10-2000-00	Accounts Payable	\$100,000.00	\$0.00
			Grand Totals:				\$100,000.00	\$100,000.00
A total of 1 payment(s) listed								

Jersey City Redevelopment Agency

Cash Disbursement Journals

10/25/2023. 4:20:17PM

Page 2

Report name: New Cash Disbursement Journals
Include these payment dates: This fiscal year (1/1/2023 to 12/31/2023)
Include all Banks
Include all Transaction Types
Include all Post Statuses
Include these Vendors: Stark & Stark Attorney Trust Account C/O Timothy P. Duggan
Include all Payment Statuses

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
Monique Johnson								
Monique Johnson	11/28/2023	11/27/2023	Nov 2023	Reimbursement-Rent 292 MLK	\$1,974.48	\$0.00		\$1,974.48
				Totals for Monique Johnson:	\$1,974.48	\$0.00		\$1,974.48
				GRAND TOTALS:	\$1,974.48	\$0.00		\$1,974.48

Jersey City Redevelopment Agency Cash Requirements Report

Report name: New Cash Requirements Report

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 all due dates

Include all Post Statuses

Include all Invoices

Include these Vendors: Monique Johnson

Include these Banks: Provident Checking

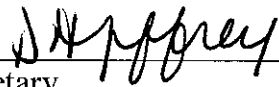
Include all Invoice Attributes

Include all Vendor Attributes

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF NOVEMBER 28, 2023

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of November 28, 2023

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of November 28, 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 November 28, 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.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AWARDING A
CONTRACT TO MANA CONTEMPORARY FOR STORAGE
SERVICES RELATED TO 54 JOURNAL SQUARE PLAZA, BLOCK
10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY
THEATRE, WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT PLAN AREA**

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

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

WHEREAS, pursuant to the Redevelopment Law, the City enacted the Journal Square 2060 Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the "**Redevelopment Plan**"), in order to effectuate the redevelopment of the Redevelopment Plan Area; and

WHEREAS, certain property identified on the City's tax maps as Block 10601, Lot 41, commonly known as Loew's Jersey Theatre, 54 Journal Square Plaza (the "**Property**"), is located within the Redevelopment Plan Area and is governed by the Redevelopment Plan; and

WHEREAS, the City and the Agency have embarked upon an effort to establish the Redevelopment Plan Area as an artistic and cultural hub, which includes the rehabilitation of the Loew's Theatre to its former glory; and

WHEREAS, by Resolution No. 21-SP02-1-1 adopted on February 22, 2021, the Agency conditionally designated Blue Atlantic Capital, LLC, with its equity and operating partner, Devils Arena Entertainment LLC (collectively, the "**Redeveloper**") as redeveloper of the Property; and

WHEREAS, by Resolution No. 22-08-3 adopted on August 16, 2022, the Agency extended Conditional Redeveloper's designation as redeveloper of the Theatre until December 31, 2022; and

WHEREAS, by Resolution No. 23-03-15 adopted on March 21, 2023, the Agency extended Conditional Redeveloper's designation as redeveloper of the Theatre until December 31, 2023; and

WHEREAS, the City desires that the Agency exercise the powers available to it as redevelopment entity for the Redevelopment Plan Area and facilitate the undertakings contemplated in the Redevelopment Plan and shall, amongst other things, oversee the rehabilitation of the Loew's Theatre and the operation of same in such manner and under such terms as it deems appropriate and consistent with the Redevelopment Plan and Redevelopment Law (the "**Agency Redevelopment Activities**"); and

WHEREAS, the City and the Agency determined it is mutually beneficial and in the public interest to work cooperatively and to provide designated municipal funding for the Agency Redevelopment Activities and have set forth their respective obligations within a Cooperation Agreement dated May 5, 2021 (the "**Cooperation Agreement**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires storage services for items moved from the Property during the renovations (the "**Storage Services**"); and

WHEREAS, on November 21, 2023, the Agency received a quote for Storage Services from Mana Contemporary ("**Mana**") for Two Thousand Five Hundred Dollars (\$2,500.00) per month for a total not to exceed Thirty Thousand Dollars (\$30,000.00) for one year (the "**Quote**"); and

WHEREAS, the total amount of the Storage Services is under the bid threshold established pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*; and

WHEREAS, the Agency desires to enter into a contract with Mana to perform the Storage Services as outlined in the Quote for a total amount not to exceed Thirty Thousand Dollars (\$30,000.00) to be paid in accordance with the rates set forth in the Quote; and

WHEREAS, the Agency hereby certifies it has funds available for the Storage Services.

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver a contract with Mana to perform the Storage Services for one year payable at the rates set forth in the Quote for a total amount not to exceed Thirty Thousand Dollars (\$30,000.00) subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 28, 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				✓
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

DATE	BY	REVISIONS	BLOCK	L.O.
07/20/03	CHUCK & ALAN	10601	53 & 54	
07/20/03	CHUCK & ALAN	10602	55	
07/20/03	CHUCK & ALAN	10603	56	
07/20/03	CHUCK & ALAN	10604	57	
07/20/03	CHUCK & ALAN	10605	58	

SEE SHEET 94

SEE SHEET 105

SEE SHEET 120

SEE SHEET 121

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=40'
APRIL 2009
RICHARD A. MORALE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDAL ROAD, WILMINGTON, NJ 08096
TELEPHONE: 856-235-0888

