

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR PUBLIC MEETING
OF NOVEMBER 28, 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 December 19, 2023

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
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 NOVEMBER
28, 2023**

WHEREAS, the Board of Commissioners approved going into closed session at their meetings of November 28, 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 December 19, 2023

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BID FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS

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

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

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

WHEREAS, on November 17, 2023, the Agency received two (2) bids in response to the RFB (the “**Bids**”), a copy of which is on file with the Agency; and

WHEREAS, the Agency examined the Bids submitted and determined that the Bids substantially exceed the Agency’s appropriation for the goods and services; and

WHEREAS, the Agency desires to reject the Bids submitted as the Bids substantially exceed the Agency’s appropriation for the goods and services in accordance with *N.J.S.A. 40A:11-13.2(b)* and to authorize the reissuance of the RFB.

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

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

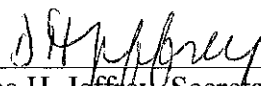
Section 2. The Agency hereby rejects the Bids submitted as the Bids substantially exceed the Agency’s appropriation for the goods and services in accordance with *N.J.S.A. 40A:11-13.2(b)*.

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

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

Section 5. This resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 REJECTING BID FOR SALTING AND SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS

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

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

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

WHEREAS, on November 17, 2023, the Agency received one (1) bid in response to the RFB (the “**Bid**”), a copy of which is on file with the Agency; and

WHEREAS, the Agency examined the sole Bid submitted and determined that such Bid substantially exceeds the Agency’s appropriation for the goods and services; and

WHEREAS, the Agency desires to reject the sole Bid submitted substantially exceeds the Agency’s appropriation for the goods and services in accordance with *N.J.S.A. 40A:11-13.2(b)* and to authorize the reissuance of the RFB.

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

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

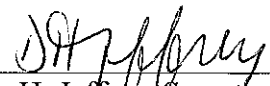
Section 2. The Agency hereby rejects the sole Bid submitted substantially exceeds the Agency’s appropriation for the goods and services in accordance with *N.J.S.A. 40A:11-13.2(b)*.

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

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

Section 5. This resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 AWARDING A SHORT TERM CONTRACT TO SILAGY CONTRACTING, LLC FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS

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

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

WHEREAS, Silagy Contracting, LLC (“**Silagy**”) previously provided the Services under Contract No. 21-10-CJ6, which expired on October 21, 2023; and

WHEREAS, Silagy submitted a quote to the Agency dated October 20, 2023 to perform the Services for a term of October 22, 2023 through January 31, 2024 (the “**Quote**”), a copy of which is on file with the Agency; and

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

WHEREAS, the Agency desires to enter into a contract with Silagy (the “**Contract**”) to perform the Services for an amount not to exceed Twenty-Seven Thousand Eleven Dollars and Eighteen Cents (\$27,011.18), to be paid in accordance with the rates set forth in the Quote; and

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

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

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

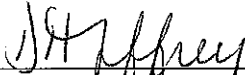
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with Silagy to perform and complete the Services for a term commencing on October 22, 2023 and expiring on January 31, 2024, payable at the rates set forth in the Quote for a total amount not to exceed Twenty-Seven Thousand Eleven Dollars and Eighteen Cents (\$27,011.18), 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 Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 AWARDING A SHORT TERM CONTRACT TO SILAGY CONTRACTING, LLC FOR SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS

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

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

WHEREAS, Silagy Contracting, LLC (“**Silagy**”) previously provided the Services under Contract No. 21-10-CJ7, which expired on September 30, 2023; and

WHEREAS, Silagy submitted a quote to the Agency dated October 20, 2023 to perform the Services for a term from the period of December 1, 2023 through January 31, 2024 (the “**Quote**”), a copy of which is on file with the Agency; and

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

WHEREAS, the Agency desires to enter into a contract with Silagy (the “**Contract**”) to perform the Services for an amount not to exceed Sixteen Thousand Five Hundred Eighty Dollars (\$16,580.00), to be paid in accordance with the rates set forth in the Quote; and

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

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

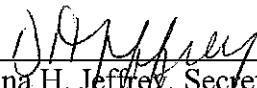
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with Silagy to perform and complete the Services for a term commencing on December 1, 2023 and expiring on January 31, 2024, payable at the rates set forth in the Quote for a total amount not to exceed Sixteen Thousand Five Hundred Eighty Dollars (\$16,580.00), 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 Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 EXECUTION OF A REDEVELOPMENT AGREEMENT WITH HAUS COMPANIES LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 11401, LOT 13.02, COMMONLY KNOWN AS 174 NEWARK AVENUE, WITHIN THE 174 NEWARK AVENUE REHABILITATION AREA

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City enacted a redevelopment plan entitled the “174 Newark Avenue Redevelopment Plan,” (as amended and as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of certain property within the borders of the City designated as the 174 Newark Avenue Rehabilitation Area (the “**Rehabilitation Area**”); and

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

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

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

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

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

WHEREAS, on October 17, 2023, the Agency approved Resolution 23-10-3, which authorized execution of the Redevelopment Agreement; and

WHEREAS, since that time the Redeveloper and the Agency negotiated additional terms to the Redevelopment Agreement, specifically a change in the closing date for the Property and an increased deposit, which were not previously included in the Redevelopment Agreement; and

WHEREAS, Redeveloper must execute the Redevelopment Agreement and pay all fees and deposits due to the Agency no later than December 29, 2023. Failure to comply will result in the termination of the Redeveloper's designation.

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

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

Section 2. The Board of Commissioners hereby designates Haus Companies LLC as redeveloper of the Property.

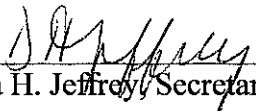
Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Redevelopment Agreement in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable by the Executive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

Section 4. (a) The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Redevelopment Agreement, along with any other necessary documents and/or agreements, between the Redeveloper and/or the Agency and/or the City, together with such additions, deletions, and/or modifications as deemed necessary or desirable by the Executive Director, in consultation with counsel, or any other party to such agreements, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with counsel. Said authorization includes the transfer of the Property by the Agency to Redeveloper, execution and delivery of the deed to the Property, execution and delivery of any and all associated documents by and between the Redeveloper and the Agency, and the execution and delivery of any documents by the Agency, required to effectuate said sale.

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

Section 5. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

SEE SHEET 113

SECOND

STREET

STREET

THREE

JERSEY AVENUE

FIRST

STREET

SEE SHEET 111

SEE SHEET 127

SEE SHEET 115

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

SEE SHEET 130

MORGAN STREET

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, MIDDLETOWN TOWNSHIP
NEW JERSEY 07740

ARH - DOA#24CA27973300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING JEMB REALTY AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 11401, LOT 25, COMMONLY KNOWN AS 244 BAY STREET WITHIN THE 244 BAY STREET REHABILITATION 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 rehabilitation known as the 244 Bay Street Rehabilitation Area (the “**Rehabilitation Area**”) and adopted a redevelopment plan for the Rehabilitation Area, entitled the 244 Bay Street Redevelopment Plan, in order to effectuate the redevelopment of the Rehabilitation Area (as has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, JEMB Realty (the “**Redeveloper**”) proposes to acquire property identified on the official tax maps of the City as Block 11401, Lot 25, commonly known as 244 Bay Street (the “**Property**”) from the Agency; and

WHEREAS, on September 12, 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 the Property into a restaurant space on the ground floor of approximately 1,597 square feet, and two (2) two-bedroom units on the floors above of approximately 1,507 square feet and 1,514 square feet (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.

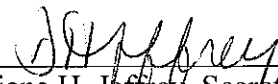
Section 3. JEMB Realty is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on December 31, 2024, unless extended for an additional period of no more one hundred eighty (180) days by the Executive Director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

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

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

Section 6. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

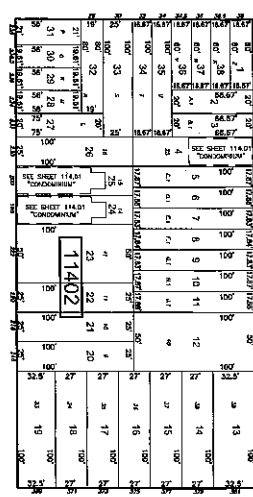
DATE	BY	REVISIONS	LOT
10/20/00	CHRISTOPHER A. MORALLE	11400	70071
11/20/00	CHRISTOPHER A. MORALLE	11401	70071
11/20/00	CHRISTOPHER A. MORALLE	11402	70071
11/20/00	CHRISTOPHER A. MORALLE	11403	70071
11/20/00	CHRISTOPHER A. MORALLE	11404	70071
11/20/00	CHRISTOPHER A. MORALLE	11405	70071
11/20/00	CHRISTOPHER A. MORALLE	11406	70071
11/20/00	CHRISTOPHER A. MORALLE	11407	70071
11/20/00	CHRISTOPHER A. MORALLE	11408	70071
11/20/00	CHRISTOPHER A. MORALLE	11409	70071
11/20/00	CHRISTOPHER A. MORALLE	11410	70071
11/20/00	CHRISTOPHER A. MORALLE	11411	70071
11/20/00	CHRISTOPHER A. MORALLE	11412	70071
11/20/00	CHRISTOPHER A. MORALLE	11413	70071
11/20/00	CHRISTOPHER A. MORALLE	11414	70071
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11/20/00	CHRISTOPHER A. MORALLE	11417	70071
11/20/00	CHRISTOPHER A. MORALLE	11418	70071
11/20/00	CHRISTOPHER A. MORALLE	11419	70071
11/20/00	CHRISTOPHER A. MORALLE	11420	70071

SEE SHEET 111

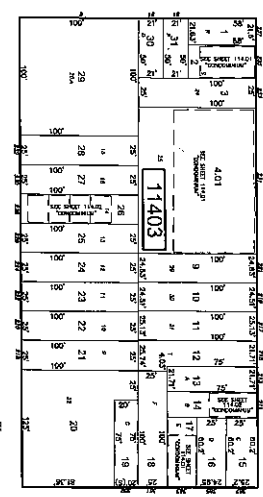
SEE SHEET 113

SECOND

STREET

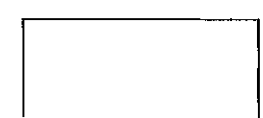


STREET



BAY

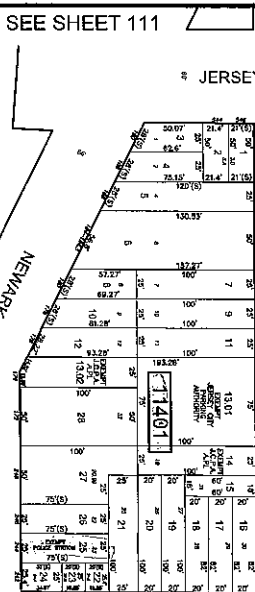
STREET



GROVE

MORGAN STREET

SEE SHEET 130



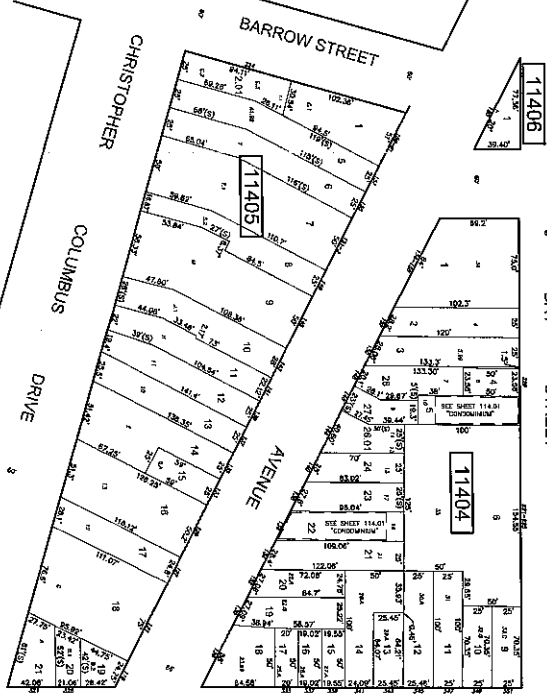
JERSEY AVENUE

FIRST

NEWARK

SEE SHEET 127

SEE SHEET 111



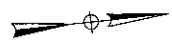
BARROW STREET

CHRISTOPHER AVENUE

COLUMBUS DRIVE

SEE SHEET 129

SEE SHEET 130



SEE SHEET 115

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, WILDE TOWN TOWNSHIP
NEW JERSEY 07740

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

AM - 00454062073300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARING CONTRACT NO. 23-12-VB11 WITH PERKINS EASTMAN, DPC FOR PROFESSIONAL ARCHITECTURAL SERVICES, WITHIN THE BAYFRONT I REDEVELOPMENT AREA

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

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

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

WHEREAS, in order to further the Cooperation Agreement and the Redevelopment Plan, the Agency desires to retain the services of an experienced and qualified firm to provide ongoing architectural design and implementation services for the Redevelopment Area (the “**Professional Architectural Services**”); and

WHEREAS, on June 20, 2023, pursuant to *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law (the “**LPCL**”), the Agency and Perkins Eastman, DPC (“**Perkins**”) previously entered into Contract No. 23-06-VB5 (the “**Contract**”) for Professional Architectural Services for an amount not to exceed Sixty Thousand Dollars (\$60,000.00) for all tasks and not to exceed Ten Thousand Dollars (\$10,000.00) per month, for a period of six (6) months in order to further the goals and objectives of the Cooperation Agreement and the Bayfront I Redevelopment Plan (the “**Plan**”) enacted by the City pursuant to the Redevelopment Law to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, on December 7th, 2023 Perkins submitted an updated proposal to the Agency (the “**Proposal**”) describing the ongoing developments with respect to the Plan and Perkins’ completion of the Professional Architectural Services for an amount not to exceed \$60,000.00; and

WHEREAS, the Agency desires to enter into a professional services contract with Perkins (the “**Contract**”) to perform the professional Architectural Services as outlined in the Proposal, for a total cost not to exceed Sixty Thousand Dollars (\$60,000.00) for all tasks listed in the Proposal, not to exceed Ten Thousand Dollars (\$10,000.00) per month, payable in accordance with the rates set forth in the Proposal; and

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

WHEREAS, the Agency desires to award the Contract for an additional six (6) months, which shall commence immediately following the expiration of the Contract #23-06-VB5; and

WHEREAS, Perkins possesses the skills and expertise to perform and complete the Professional Architectural Services; and

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

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

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

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

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

Section 2. The Board of Commissioners hereby authorizes Contract No. 23-12-VB11 for the continued performance of the Professional Architectural Services as set forth in the Proposal for an amount not to exceed Sixty Thousand Dollars (\$60,000.00) for all tasks listed in the Proposal not to exceed Ten Thousand Dollars (\$10,000.00) per month, for a term to expire upon the completion of the Professional Architectural Services set forth in the Proposal and all related tasks, or six (6) months after the effective date of the Contract, whichever is earlier, subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable by the Agency in consultation with counsel.

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

Section 4. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 NO. 23-12-VB10 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR PROFESSIONAL ENVIRONMENTAL AND LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the **"Redevelopment Law"**), the City of Jersey City (the **"City"**) adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the **"Redevelopment Plan"**) to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (the **"Redevelopment Area"**); and

WHEREAS, in connection with the redevelopment of the Redevelopment Area, the City entered into a certain Cooperation Agreement (the **"Cooperation Agreement"**) with the Jersey City Redevelopment Agency (the **"Agency"**) pursuant to which the Agency is authorized to oversee the completion of the demolition, manage the purchase and closing of the Bayfront parcels, oversee the construction of the road and utility corridors within the open space lots, manage the open space closing, oversee the construction of the infrastructure improvements and coordinate with all utilities, manage the site security, remaining environmental remediation and environmental monitoring responsibilities, procure all necessary professionals, market the Redevelopment Area and negotiate redevelopment agreements with redevelopers (together with all acts ancillary thereto, collectively the **"Project"**); and

WHEREAS, the City purchased approximately 70 acres of real property located within the Redevelopment Area known as the Bayfront I Redevelopment Area (the **"Property"**) from Bayfront Redevelopment LLC, which was subsequently purchased from the City by the Agency; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency has a need for Professional Environmental and Licensed Site Remediation Services (the **"Services"**) from an experienced and qualified firm to provide regulatory and site remediation services as well as environmental consulting relating to the Property; and

WHEREAS, by Resolution No. 22-12-7, adopted December 20, 2022, the Agency authorized Contract No. 22-12-VB7 with Potomac Hudson environmental, Inc. (**"PHE"**) for the Services provided above for a period of twelve (12) months, which was not to exceed One Hundred Twelve Thousand Eight Hundred Dollars (\$112,800.00); and

WHEREAS, PHE has billed the Agency Forty-One Thousand Seven Hundred Ninety-Four Dollars and Ninety-Six Cents (\$41,794.96) to date; and

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

WHEREAS, PHE submitted an updated proposal dated December 11, 2023 (the "**Proposal**") to perform the Services provided above for an amount not to exceed Ninety-Three Thousand Six Hundred Dollars (\$93,600.00) for all of the tasks listed in the Proposal, a copy of which is on file with the Agency, which is the amount remaining under the prior contract approval; and

WHEREAS, PHE possesses the skills and expertise to provide the Services; and

WHEREAS, the Agency desires to authorize Contract No. 23-12-VB10 (the "**Contract**") with PHE to perform the Services as outlined in the Proposal, for a total cost not to exceed Ninety-Three Thousand Six Hundred Dollars (\$93,600.00), which includes the Seventy-One Thousand Five Dollars and Four Cents (\$71,005.04) left over from Contract No. 22-12-VB7 and an additional Twenty-Two Thousand Five Hundred Ninety-Four Dollars and Ninety-Six Cents (\$22,594.96) payable in accordance with the rates set forth in the Proposal; and

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

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

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

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

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

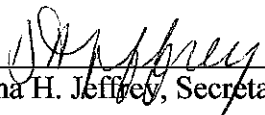
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes a professional services contract with PHE to perform the Services as outlined in the Proposal for a total cost not to exceed Ninety-Three Thousand Six Hundred Dollars (\$93,600.00) for all of the tasks listed in the Proposal, and for a term to expire upon the completion of the Services as set forth in the Proposal and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, subject to the terms and conditions set forth in the Agency's form professional services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable by the Agency in consultation with counsel.

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

Section 4. This resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 THE EXECUTION OF A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH BAYFRONT PARTNERS 32 URBAN RENEWAL, L.P., WITH RESPECT TO THE PROPERTIES IDENTIFIED AS DEVELOPMENT LOTS 26 AND 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

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

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

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

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

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

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

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

portions of Block 21901.01, Lots 4 and 6 on the official tax maps of the City, i.e., Development Lot 26 ("**Development Lot 26**") and Development Lot 32 ("**Development Lot 32**") as depicted on Map 1, the "Block Identification Map" in the Redevelopment Plan, which designation was subsequently extended; and

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

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

WHEREAS, in accordance with Ordinance Nos. 21-074 and 21-080, on January 11, 2022, the Agency became the fee simple owner of the Development Lots, including Development Lot 26 and Development Lot 32; and

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

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

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

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

WHEREAS, on September 19, 2023, by Resolution 23-09-3, the Agency was authorized to enter into a Second Amendment to the Redevelopment Agreement to modify Section 2.18 City Infrastructure Improvements to authorize the Redeveloper to construct certain of the required infrastructure improvements and enter into the Second Amendment to the Redevelopment Agreement (the "**Second Amendment**"); and

WHEREAS, the Agency wishes to further amend the Redevelopment Agreement to extend the deadline related to the execution by the Redeveloper of the Purchase and Sale Agreement to April 12, 2024, and to enter into the Third Amendment to the Redevelopment Agreement (the "**Third Amendment**"), in substantially the form on file with the Agency; and

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

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

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

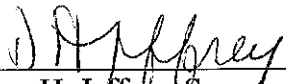
Section 2. The Board of Commissioners hereby authorizes the Third Amendment in substantially the form on file with the Agency.

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

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

Section 5. This Resolution shall take effect immediately.

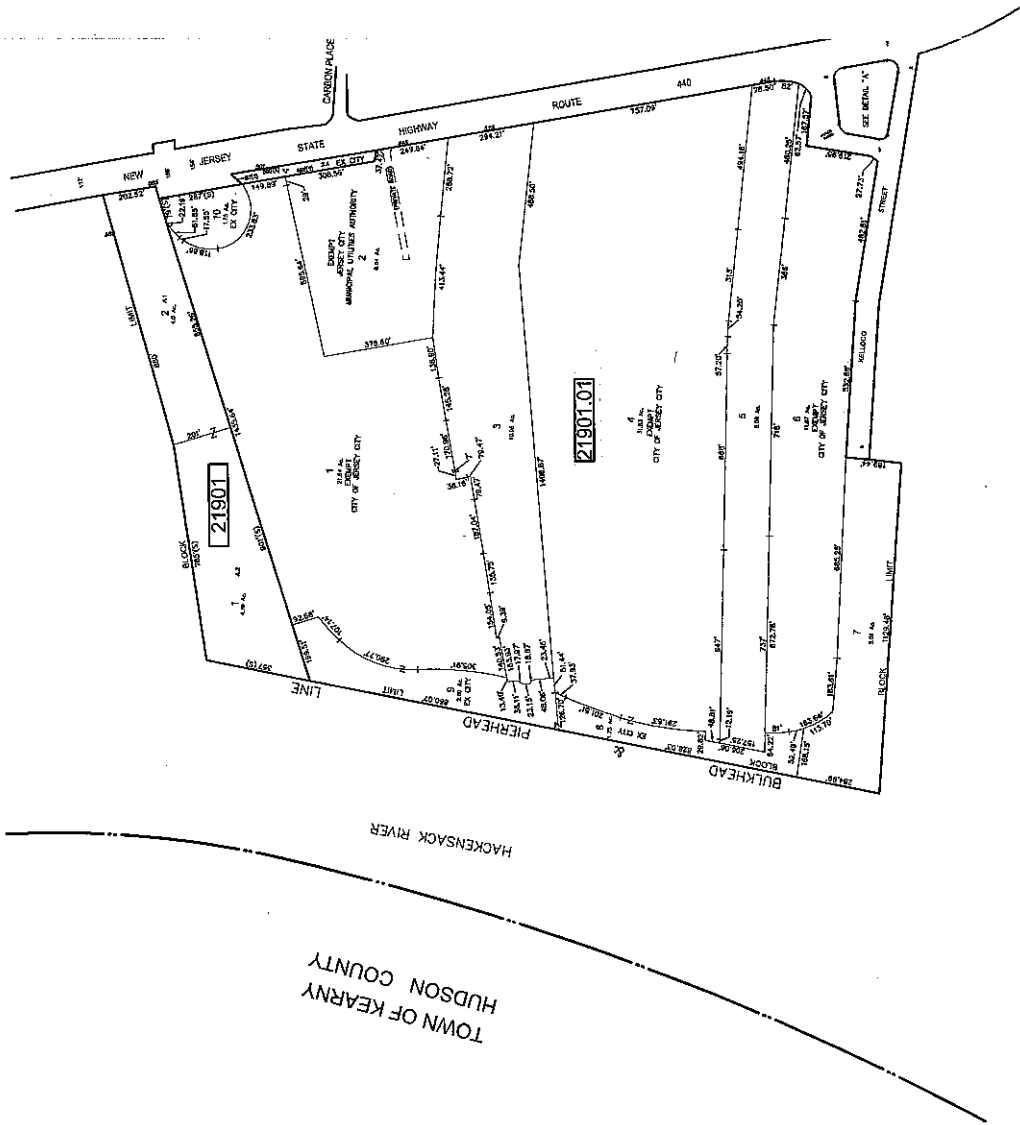
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on December 19, 2023.


Diana H. Jeffrey, Secretary

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

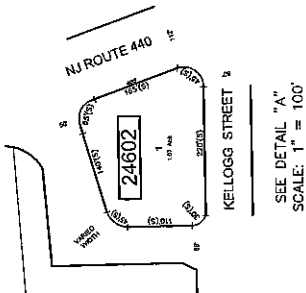
REVISIONS			
DATE	BY	LIC. NO.	LOT
10/20/01	SWANSON	33894	21901
03/22/01	SWANSON	34882	21901
03/22/01	SWANSON	34882	21901
03/22/01	SWANSON	34882	21901
03/22/01	SWANSON	34882	21901
03/22/01	SWANSON	34882	21901
03/22/01	SWANSON	34882	21901
03/22/01	SWANSON	34882	21901
03/22/01	SWANSON	34882	21901

SEE SHEET 160



SEE SHEET 220

SEE SHEET 219.01



SEE DETAIL "A"
SCALE: 1" = 100'

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 200' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL
NEW JERSEY 07748

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 959

SEE SHEET 261

LSW - 004240373300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-12-JF8 TO 21 CONTRACTING, LLC FOR SIDEWALK REPAIR SERVICES AT AGENCY-OWNED PROPERTY LOCATED AT BLOCK 15401, LOT 1, COMMONLY KNOWN AS 550 JOHNSTON AVENUE WITHIN THE BEACON REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

WHEREAS, pursuant to the Redevelopment Law, the City of Jersey City (the “**City**”) designated certain parcels known as the Beacon Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted the Beacon Redevelopment Plan in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is the owner of certain real property designated as Block 15401, Lot 1 on the official tax map of the City, commonly known as 550 Johnston Avenue (the “**Property**”); 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, the Agency desires to remove and replace the sidewalk at the Property (the “**Services**”); and

WHEREAS, the total amount of the Services was determined to be under the Agency’s bid threshold established pursuant to the LPCL and, therefore, the Agency solicited quotes for the Services in lieu of issuance of a bid solicitation; and

WHEREAS, 21 Contracting, LLC submitted a quote to the Agency to provide the Services (the “**Quote**”), a copy of which is on file with the Agency; and

WHEREAS, 21 Contracting, LLC possesses the skills and expertise to perform the Services; and

WHEREAS, the Agency desires to enter into a contract with 21 Contracting, LLC (the “**Contract**”) to perform the Services as outlined in the quote for an amount not to exceed Twenty-Five Thousand One Hundred Fifty Dollars (\$25,150.00), to be paid in accordance with the rates set forth in the quote; and

WHEREAS, 21 Contracting, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledges that the

Contract will prohibit 21 Contracting, LLC from making any reportable contributions through the term of the Contract; and

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

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

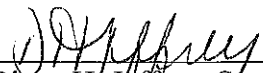
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with 21 Contracting, LLC to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the agreement, whichever is earlier, payable at the rates set forth in the quote for a total amount not to exceed Twenty-Five Thousand One Hundred Fifty Dollars (\$25,150.00), 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 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 December 19, 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 PROJECT SCHEDULE IN CONNECTION
WITH THE REDEVELOPMENT AGREEMENT WITH 330 MLK LLC
FOR PROPERTY LOCATED AT BLOCK 22605, LOT 32 COMMONLY
KNOWN AS 326-330 MARTIN LUTHER KING, JR. DRIVE WITHIN THE
JACKSON HILL REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("**LRHL**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private redeveloper; and

WHEREAS, pursuant to the LRHL, the Jersey City Redevelopment Agency ("**JCRA**") is established as an instrumentality of the City of Jersey City ("**City**"), with the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-5, the City designated a delineated area as an area in need of redevelopment known as the Jackson Hill Redevelopment Area and adopted the Jackson Hill Redevelopment Plan, as amended, which is on file with the Office of the City Clerk; and

WHEREAS, on March 16, 2021, pursuant to Resolution No. 21-03-11, the JCRA conditionally designated 330 MLK LLC ("**Redeveloper**") as the Redeveloper of Block 22605, Lot 32 (326-330 Martin Luther King, Jr. Drive) (the "**Property**") located in the Jackson Hill Redevelopment Area; and

WHEREAS, on July 20, 2021, pursuant to Resolution No. 21-07-07, the JCRA extended the conditional designation of the Redeveloper; and

WHEREAS, on or about October 28, 2021, pursuant to Resolution No. 21-09-9 adopted on September 21, 2021, the JCRA entered into a Redevelopment Agreement with the Redeveloper ("**Redevelopment Agreement**") for the construction of a six-story mixed use building containing 28 residential units, including three affordable housing units, commercial space, and a roof deck (the "**Project**") in accordance with the Jackson Hill Redevelopment Plan; and

WHEREAS, on March 21, 2023, pursuant to Resolution No. 23-SP03-7, the JCRA authorized an amendment to the Project Schedule for the Project; and

WHEREAS, on November 8, 2023, the Redeveloper was sent a Notice of Default, which has since been timely cured; and

WHEREAS, the Redeveloper has requested a second amendment to the Project Schedule, which requires the Redeveloper to close on the Property by or before January 15,

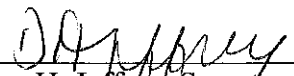
2024, while seeking permits at that time, then commence construction by or before February 15, 2024, for a period to last 15 months; and

WHEREAS, the JCRA has reviewed the requested amendment and finds it to be reasonable based on the circumstances presented.

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The requested amendment to the Project Schedule attached hereto as Exhibit B is hereby accepted and approved as part of the Redevelopment Agreement dated October 28, 2021 between the JCRA and the Redeveloper.
3. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 A FIRST AMENDMENT TO 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 Area (the "**Redevelopment 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 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 Area and is governed by the Redevelopment Plan; and

WHEREAS, the City and the Agency have embarked upon an effort to establish the Redevelopment 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 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 (the "**Proposal**"), 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, by Resolution No. 23-11-12 adopted on November 28, 2023, the Board of Commissioners of the Agency authorized Contract No. 23-11-RN22 (the "**Contract**") with EPS to provide the Services for a total amount not to exceed Seventeen Thousand Five Hundred and Twenty-Three Dollars (\$17,523.00), payable in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency desires to amend the Contract to clarify the annual amount will be paid in monthly installments of an amount not to exceed One Thousand Four Hundred Sixty Dollar and Twenty Five Cents (\$1,460.25).

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

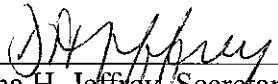
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners hereby authorizes an amendment to the Contract with EPS to reflect the monthly rate provided by EPS in its Proposal. Except as expressly authorized herein, all other terms and conditions of the original Contract shall remain unchanged and in full force and effect.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to 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 December 19, 2023.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 A THIRD AMENDMENT TO CONTRACT NO. 21-12-CJ13 WITH ARUP US, INC., FOR STRUCTURAL ENGINEERING SERVICES, FOR THE PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

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

WHEREAS, the Agency is the owner of the Pathside Building located at 84 Sip Avenue/25 Journal Square (the “**Pathside Building**”) within the Redevelopment Area; and

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

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

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

WHEREAS, in order to undertake the Pathside Museum Project, the Agency determined it has a need for services for certain structural engineering services for the Property (“**Structural Engineering 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 Structural Engineering Services to certain professionals with museum expertise (“**RFP**”) which RFP fully describes the scope of the Structural Engineering Services required by the Agency; and

WHEREAS, in response to the RFP, Arup US, Inc. (“**Arup**”) submitted a detailed proposal to the Agency for the Structural Engineering Services dated November 23, 2021 (the “**Proposal**”); and

WHEREAS, by Resolution No. 21-12-18, the Agency was authorized to enter into Contract No. 21-12-CJ13 with Arup (the “**2021 Contract**”) to perform the Structural Engineering Services as outlined in the Proposal, for a total amount of fees and reimbursable expenses not to exceed Three Hundred Three Thousand Two Hundred Fifty Dollars (\$303,250.00), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency determined it had a need for monitoring services to monitor the impact of construction projects in the area surrounding the Pathside Building in order to determine the impact on the Pathside Building (“**Additional Services**”) and such Additional Services are not included in the scope of services in the Proposal; and

WHEREAS, by Resolution 22-08-07, the Agency was authorized to enter into an amendment of the 2021 Contract (the “**First Amendment**”) to authorize Arup to perform the Additional Services, for a total amount of additional fees and reimbursable expenses not to exceed Fifty Thousand Dollars (\$50,000.00), so that the new total amount of the 2021 Contract shall not exceed Three Hundred Fifty-Three Thousand Two Hundred Fifty Dollars (\$353,250.00); and

WHEREAS, the Agency has determined it has a need to further amend the scope of services provided by Arup based on the revised project description and analysis subsequent to the Proposal of the existing building structure which necessitate additional required services including further analysis of the Pathside Building structure, design of new structure and reinforcement of existing structure as set forth in the revised proposal dated September 7, 2023 (the “**Revised Proposal**”), a copy of which is on file with the Agency (the “**Amended Services**”) and such Amended Services are not included in the scope of services in the Proposal; and

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

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

WHEREAS, on June 20, 2023, the Agency approved Resolution No. 23-06-19, an amendment to the 2021 Contract (the "**Second Amendment**") to authorize Arup to perform the Amended Services, for a total amount of additional fees and reimbursable expenses not to exceed Nine Hundred Sixteen Thousand Five Hundred Dollars (\$916,500.00), so that the new total amount of the 2021 Contract shall not exceed One Million Two Hundred Sixty-Nine Thousand Seven Hundred Fifty Dollars (\$1,269,750.00); and

WHEREAS, the Revised Proposal includes a reduction in the cost of the Amended Services from the Second Amendment; and

WHEREAS, the Agency now desires to amend the 2021 Contract (the "**Third Amendment**") to authorize Arup to perform the Amended Services, for a total amount of additional fees and reimbursable expenses not to exceed Eight Hundred Seventy-Six Thousand Dollars (\$876,00.00), so that the new total amount of the 2021 Contract shall not exceed One Million One Hundred Seventy Thousand Five Hundred Dollars (\$1,170,500.00); and

WHEREAS, the Agency desires to extend the term of the contract for an additional twenty-four (24) months, or to completion of the scope as amended in this Third Amendment, whichever occurs first, pursuant to the requirements of the N.J.S.A. 40A:11-15(a); and

WHEREAS, Resolution No. 23-06-19 is hereby rescinded; and

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

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

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

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

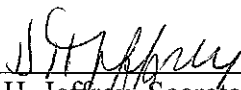
Section 2. The Board of Commissioners hereby authorizes the Revised Second Amendment and authorizes Arup to perform and complete the Amended Services for a total additional amount not to exceed Eight Hundred Seventy-Six Thousand Dollars (\$876,00.00), and such that the total amount of the 2021 Contract, as further amended, shall not exceed One Million One Hundred Seventy Thousand Five Hundred Dollars (\$1,170,500.00), all payable in accordance with the rates established in the 2021 Contract. Except as expressly authorized herein, all other terms and conditions of the 2021 Contract shall remain unchanged and in full force and effect.

necessary to effectuate this Resolution, and to undertake all actions necessary to effectuate the Revised Second Amendment and this Resolution, all in accordance with the LPCL and in consultation with counsel.

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

Section 5. This Resolution shall take effect immediately.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 23-12-RN27 WITH DIRECTIONAL LOGIC, INC. FOR COST ESTIMATOR SERVICES FOR THE PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

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

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

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

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

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

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

WHEREAS, in furtherance of the goals and objectives of Redevelopment Law and Redevelopment Plan and to support the Pathside Museum Project, the Agency requires cost estimator services (the “**Services**”); and

WHEREAS, on November 3, 2022, by Resolution No. 22-SP11-2 the Agency authorized the use of competitive contracting to procure the Services pursuant to *N.J.S.A. 40A:11-4.1 et seq.*; and

WHEREAS, on November 4, 2022, the Agency issued a Request for Proposals for the Services (the "**RFP**") pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**"), including but not limited to *N.J.S.A. 40A:11-4.3*; and

WHEREAS, the Agency received seven (7) proposals (each, a "**Proposal**" and collectively, the "**Proposals**") in response to the RFP; and

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

WHEREAS, the Evaluation Committee reviewed the Proposals and counsel for the Agency prepared a report in accordance with *N.J.S.A. 40A:11-4.5(d)* (the "**Evaluation Report**") evaluating the Proposals and, in accordance with the RFP terms, recommended awarding a contract for the Services to Directional Logic, Inc. ("**Directional Logic**"); and

WHEREAS, on December 6, 2022, by Resolution 22-SP12-1, the Agency authorized the award of Contract No 22-12-RN18 (the "**2022 Contract**") to perform the Services for an amount not to exceed Three Hundred Twelve Thousand Five Hundred and Fifty Dollars (\$312,550.00); and

WHEREAS, on April 5, 2023, Directional Logic submitted a detailed proposal for additional Services (the "**Additional Services Proposal**") detailing additional costs for performing additional Services (the "**Additional Services**") and

WHEREAS, on May 16, 2023, by Resolution No. 23-05-11, the Agency authorized an amendment to the 2022 Contract to perform the Additional Services (the "**2023 Contract Amendment**") for a total amount of additional fees not to exceed Sixty-Three Thousand Five Hundred Dollars (\$63,500.00); and

WHEREAS, the Agency has paid Directional Logic Zero Dollars (\$0.00) under the 2022 Contract and 2023 Contract Amendment; and

WHEREAS, Directional Logic submitted a proposal to complete the balance of the Services and Additional Services (the "**2023 Proposal**"); and

WHEREAS, the Agency wishes to authorize contract 23-12-RN27 with Directional Logic (the "**2023 Contract**") to complete the Services provided in the 2022 Contract and the 2023 Contract Amendment for an amount not to exceed Three Hundred Seventy-Six Thousand and Fifty Dollars (\$376,050.00); and

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

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

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

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

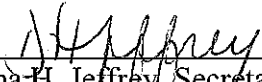
Section 2. The Board of Commissioners hereby authorizes the 2023 Contract with Directional Logic for an amount not to exceed \$376,050.00 to perform the remainder of the Services and Additional Services, based on the terms, conditions and rates set forth in the 2022 Contract, 2023 Contract Amendment and the 2023 Proposal, for a term to expire upon completion of the Services and the Additional Services and all related tasks, or twelve (12) months after the effective date of the 2023 Contract, whichever is earlier.

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

Section 4. The Agency shall publish notice of the award of the 2023 Contract in a newspaper of general circulation in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 23-12-RN29 WITH LAYNE CONSULTANTS
INTERNATIONAL, INC. FOR SECURITY CONSULTANT
SERVICES FOR THE PROPERTY LOCATED AT BLOCK 9501,
LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL
SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE
JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

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

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

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

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

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

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

WHEREAS, in order to undertake the Pathside Museum Project, the Agency determined it has a need for security consulting services for the Property (collectively, the “**Services**”); and

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

WHEREAS, Layne Consultants International, Inc. (“**Layne**”) submitted a detailed proposal to the Agency to provide the Services dated December 30, 2022 (the “**Proposal**”), a copy of which is on file with the Agency; and

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

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

WHEREAS, on January 17, 2023, by Resolution No. 23-01-10 the Agency was authorized to enter into Contract No. 23-01-RN1 with Layne (the “**2023 Contract**”) to perform the Services as outlined in the Proposal for an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, Layne has, to date, invoiced Ninety-One Thousand Seven Hundred Ten Dollars (\$91,710.00) from the 2023 Contract; and

WHEREAS, the Agency desires to enter into a professional services contract with Layne (the “**2024 Contract**”) to perform the remaining Services set forth in the 2023 Contract, for a total amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000) less the invoiced to date to Layne to date, for a total of Fifty Eight Thousand Two Hundred Ninety Dollars (\$58,290.00), to be paid in accordance with the rates set forth in the 2023 Contract; and

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

WHEREAS, 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.

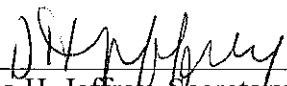
Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the 2024 Contract with Layne to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the 2024 Contract, whichever is

earlier, payable in accordance with the rates set forth in the Proposal for a total amount not to exceed Fifty Eight Thousand Two Hundred Ninety Dollars (\$58,290.00) 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 2024 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 2024 Contract in a newspaper of general circulation in accordance with the LPCL.

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 December 19, 2023.


Diana H. Jeffrey, Secretary

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

SEE SHEET 79

SEE SHEET 96

SEE SHEET 94

SEE SHEET 106

SEE SHEET 108

GRAPH -- COM8240A27973300

TAX MAP

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 2, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

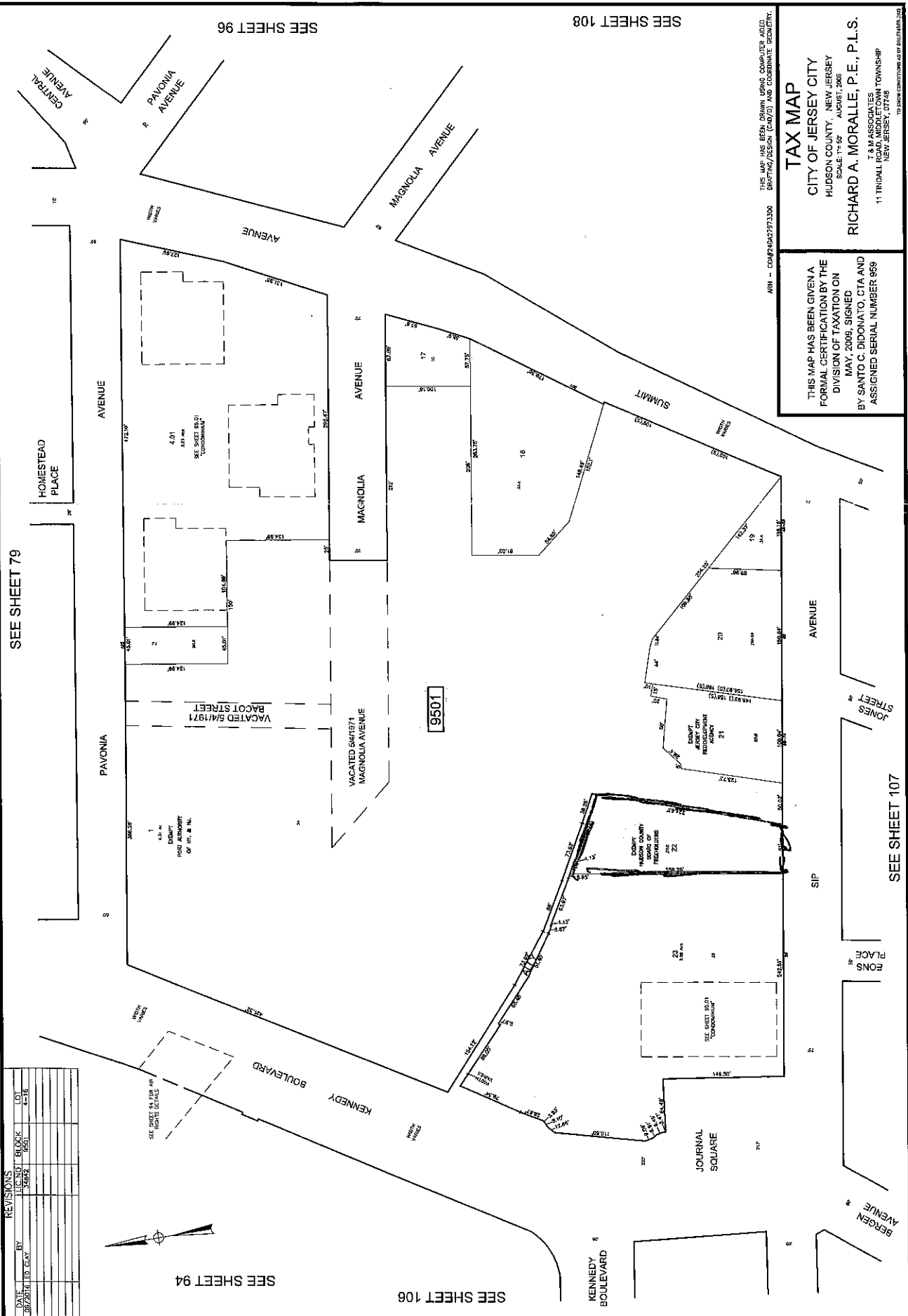
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=50' AUGUST 1, 2005

RICHARD A. MORALLE, P.E., P.L.S.

T & M ASSOCIATES
11 THIRDAVE TOWNSHIP
NEW JERSEY 07146

SEE SHEET 107

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE AWARD OF CONTRACT NO. 23-12-RN28 WITH JGL FOOD
SERVICE CONSULTANTS LLC FOR FOOD AND RETAIL
CONSULTING SERVICES FOR THE PROPERTY LOCATED AT
BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP
AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25
PATHSIDE, WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT PLAN AREA**

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

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

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

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

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

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

WHEREAS, in furtherance of the goals and objectives of Redevelopment Law and Redevelopment Plan and to support the Pathside Museum Project, the Agency requires food and retail services consultant (the “**Services**”); and

WHEREAS, pursuant to Resolution No. 22-SP12-2 adopted on December 6, 2022, the Agency entered into Contract No. 22-12-RN19 with JGL Food Service Consultants LLC (“**JGL**”) in accordance with the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (the “**LPCL**”) (the “**2022 Contract**”) to perform the Services for an amount not to exceed One Hundred Thirty-Four Thousand Dollars (\$134,000); and

WHEREAS, the Agency has paid to JGL Twenty-Four Thousand Dollars (\$24,000.00) under the 2022 Contract;

WHEREAS, the term of the 2022 Contract is due to expire and the Agency wishes to enter into a new contract with JGL for the Services; and

WHEREAS, JGL submitted a proposal for the Services dated November 9, 2023 (the “**Proposal**”), for a total amount not to exceed One Hundred Ten Thousand Dollars (\$110,000.00), payable in accordance with the rates in the Proposal, and for a maximum term of one (1) year; and

WHEREAS, the Agency wishes to enter into a contract with JGL to perform the Services for a total amount not to exceed One Hundred Ten Thousand Dollars (\$110,000.00), payable in accordance with the rates set forth in the 2022 Contract based on the terms and conditions set forth in the Agency’s form contract (“**2023 Contract**”), for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the 2023 Contract, whichever is earlier; and

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

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

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

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

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

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

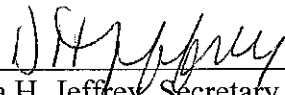
Section 2. The Board of Commissioners hereby awards a contract to JGL for an amount not to exceed \$110,000.00 to perform the Services, based on the terms, conditions and rates set forth in the Proposal, for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the 2023 Contract, whichever is earlier.

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

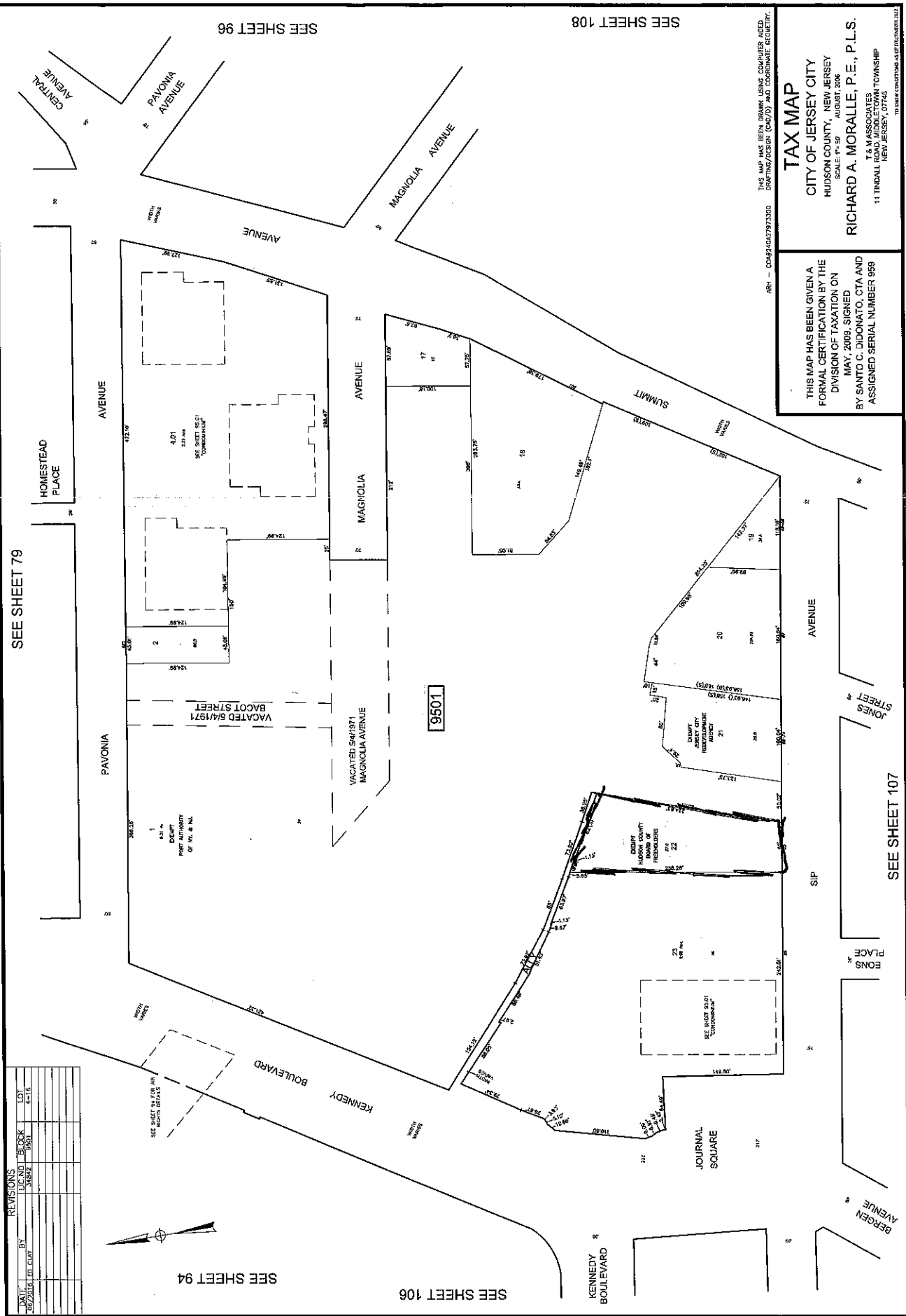
Section 4. The Agency shall publish notice of the award of the Contract in a newspaper of general circulation in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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



TAX MAP

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

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

ART - COMP/2007/03/00

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, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

TO SHOW CONDITIONS AS OF FEBRUARY 2007

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 23-12-RN26 WITH VDA, INC. FOR VERTICAL
TRANSPORTATION SERVICES FOR THE PROPERTY
LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84
SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25
PATHSIDE, WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT PLAN AREA**

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

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

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

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

WHEREAS, the City and the Agency 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 vertical transportation services for the Property (the “**Services**”); and

WHEREAS, pursuant to Resolution No. 23-01-12 adopted on January 17, 2023, the Agency entered into contract No. 23-01-RN5 with VDA, Inc. ("**VDA**") in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**") (the "**2023 Contract**") for an amount not to exceed Forty-Nine Thousand Six Hundred Dollars (\$49,600); and

WHEREAS, the VDA has billed the Agency Thirty Thousand Three Hundred Fifty Dollars (\$30,350.00) under the 2023 Contract;

WHEREAS, the term of the 2023 Contract is set to expire soon and the Agency wishes to enter into a new contract with VDA for the Services; and

WHEREAS, VDA submitted a detailed proposal to the Agency for the continuation and completion of performance of the Services dated December 11, 2023 (the "**Proposal**"), a copy of which is on file with the Agency; and

WHEREAS, the Agency desires to enter into a contract with VDA (the "**Contract**") to perform the remainder of the Services for a total amount not to exceed Nineteen Thousand Two Hundred Fifty Dollars (\$19,250.00), based on the terms and conditions set forth in the Agency's form contract ("**2024 Contract**"), for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the 2024 Contract, whichever is earlier; and

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

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

WHEREAS, the 2024 Contract will be funded by monies received from the City in accordance with the Cooperation Agreement and/or grant funds to be received by the Agency from New Jersey Department of State Council on the Arts; and

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

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

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

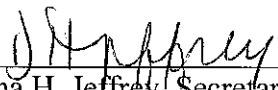
Section 2. The Board of Commissioners hereby awards a contract to VDA for an amount not to exceed Nineteen Thousand Two Hundred Fifty Dollars (\$19,250.00) to perform the Services, based on the terms, conditions and rates set forth in the Proposal, for

a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the 2024 Contract, whichever is earlier.

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

Section 4. This Resolution shall take effect immediately.

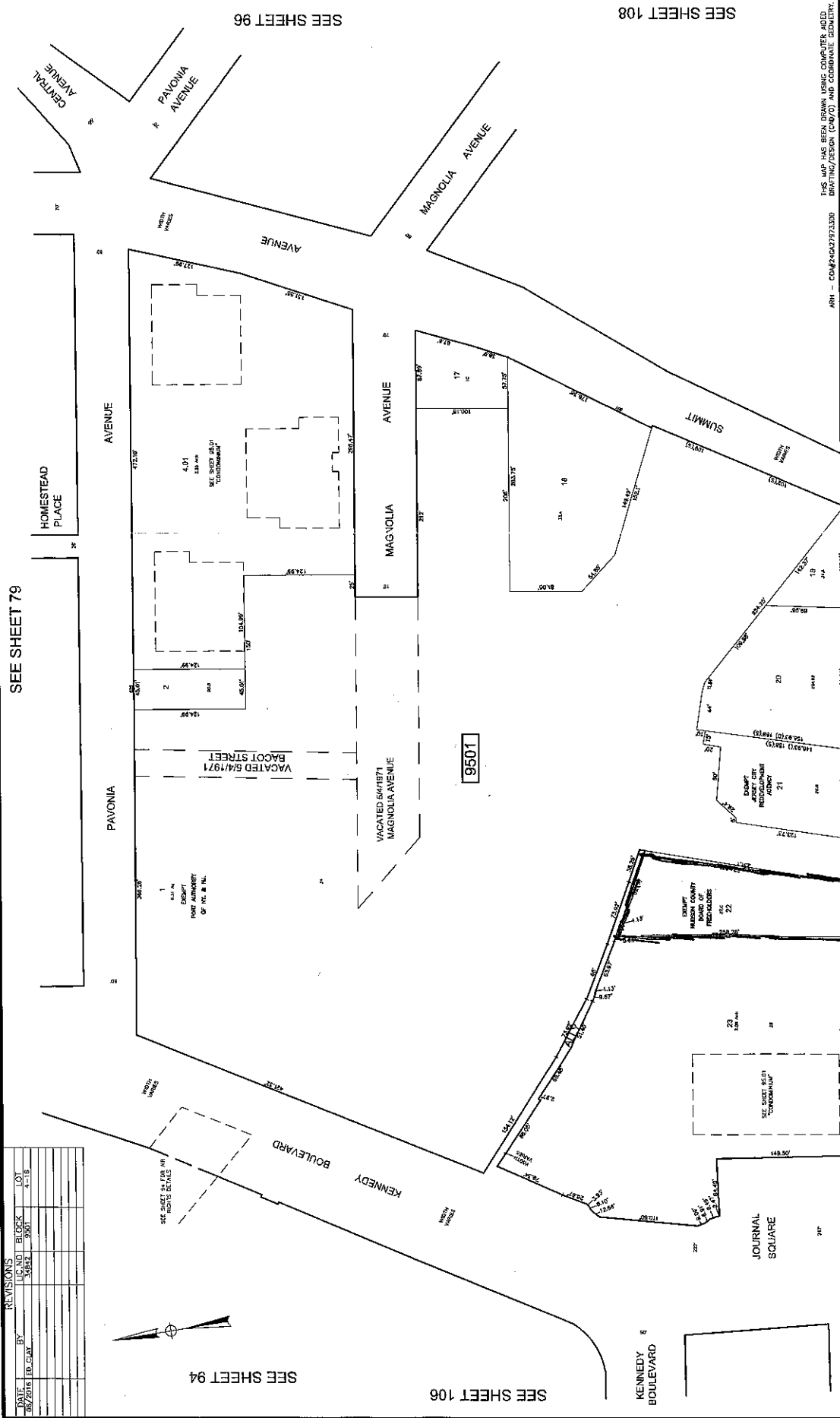
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on December 19, 2023.


Diana H. Jeffrey, Secretary

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

REVISIONS			
DATE	BY	LCNO	BLOCK
05/20/16	ED. GALT	34842	3501
			4-15

SEE SHEET 79



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 858

TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
T.E.M. ASSOCIATES
11 TINDALL ROAD
NEW JERSEY 07749

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

ARH - COM-45027773300

TO SHOW CONDITIONS AS OF RECORDING DATE

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 23-12-RN30 WITH RKLA STUDIO LANDSCAPE
ARCHITECTURE LLP FOR LANDSCAPE ARCHITECT
SERVICES FOR THE PROPERTY LOCATED AT BLOCK 9501,
LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL
SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE
JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA**

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

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

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

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

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

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

WHEREAS, in order to undertake the Pathside Museum Project, the Agency determined it has a need for landscape architect services for the Property (collectively, the “**Services**”); and

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

WHEREAS, RKLA Studio Landscape Architecture LLP (“**RKLA**”) submitted a detailed proposal to the Agency to provide the Services dated January 9, 2023 (the “**Proposal**”), a copy of which is on file with the Agency; and

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

WHEREAS, on February 28, 2023, by Resolution No. SP 23-02-12, the Agency was authorized to enter into Contract No 23-01-RN2 with RKLA (the “**2023 Contract**”) to perform the Services for an amount not to exceed One Hundred Ninety-Six Thousand Five Hundred Dollars (\$196,500.00), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, on November 6, 2023, RKLA 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 additional meetings and services required due to an extended project timeline (the “**Additional Services**”) that were not included in scope of Services in the Proposal; and

WHEREAS, the Additional Proposal also provides for and the reallocation of fees from one task to another task in the Proposal; and

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

WHEREAS, the Agency desires to amend the 2023 Contract (the “**First Amendment**”) to authorize RKLA to perform the Additional Services, for a total amount of additional fees and reimbursable expenses not to exceed Fifteen Thousand Dollars (\$15,000) for the Additional Services, so that the new total amount of the 2023 Contract shall not exceed Two Hundred Eleven Thousand Five Hundred Dollars (\$211,500); and

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

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

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

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

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

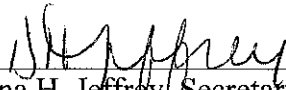
Section 2. The Board of Commissioners hereby authorizes the First Amendment and authorizes RKLA to perform and complete the Additional Services for a total additional amount not to exceed Fifteen Thousand Dollars (\$15,000), and such that the total amount of the 2023 Contract, as amended, shall not exceed Two Hundred Eleven Thousand Five Hundred Dollars (\$211,500), all payable in accordance with the rates established in the 2023 Contract. Except as expressly authorized herein, all other terms and conditions of the 2023 Contract shall remain unchanged and in full force and effect.

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

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

Section 5. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

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

19H - COA524GA279733M0

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, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
ACCESS AGREEMENT WITH DAE LJC DEV MGR LLC FOR THE
PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41,
COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE AT
54 JOURNAL SQUARE PLAZA, WITHIN THE JOURNAL
SQUARE 2060 REDEVELOPMENT PLAN AREA**

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**"), was established by the City of Jersey City (the "**City**") and 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, subject to a sixty (60) day extension at the sole discretion of the Agency's Executive Director; and

WHEREAS, Conditional Redeveloper desires a right of entry for DAE LJC DEV MGR LLC (an affiliate of the Conditional Developer) (the “**Grantee**”) for itself and Grantee’s professional’s team, including architects and engineers, to perform due diligence activities and thorough analysis of the Property and all existing conditions, including through:

- Property inspection reports,
- Analysis of all building systems, mechanical, electrical, plumbing and lifecycle status thereof,
- Analysis of all structural and exterior enclosure systems,
- Analysis and review of historic elements and schedule of areas for further review, and
- Property surveys and 3D scanning and probing/testing as required for detailed unforeseen conditions review (collectively, the “**Work**”); and

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

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

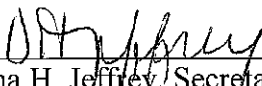
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

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

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

Section 4. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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

SEE SHEET 94

SEE SHEET 105

SEE SHEET 95

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"= 50' AUGUST, 2002

SCALE: 1" = 50' AUGUST, 2000

RICHARD A. MORALLE, P.E., P.L.S.

T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP

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

SEE SHEET 121

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D). 1:1 COORDINATE GEOMETRY.

SEE SHEET 120

106

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ASSIGNMENT AND TRANSFER OF REDEVELOPMENT RIGHTS FROM FOREST RUN PROPERTIES, LLC TO YELLOWSTONE DEVELOPMENT LLC TO BECOME THE DESIGNATED REDEVELOPER OF BLOCK 10704, LOT 38.01 AND A PORTION OF LOT 39, COMMONLY KNOWN AS 54 JONES STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment, rehabilitation and improvement of areas designated as being in need of redevelopment or rehabilitation; and

WHEREAS, the Jersey City Redevelopment Agency ("**JCRA**") was established as an instrumentality of the City of Jersey City ("**City**") pursuant to the provisions of the Redevelopment Law, and has been designated by the City as its redevelopment entity under the Redevelopment Law; and

WHEREAS, in accordance with the criteria set forth under the Redevelopment Law, the City enacted the Journal Square 2060 Redevelopment Plan ("**Redevelopment Plan**"); and

WHEREAS, on April 18, 2017, Forest Run Properties, LLC (the "**Redeveloper**" or "**Assignor**") entered into an Amended and Restated Redevelopment Agreement with the JCRA (the "**Redevelopment Agreement**") recorded on July 10, 2017 in Book No. 9216, Page 715, for properties located at Block 10704, Lot 38 (formerly Block 1867, Lot 5), commonly known as 54 Jones Street & Block 10704, Lot 39 (formerly Block 1867, Lots 1B and 3B), formerly known as 61-63 Sip Avenue;

WHEREAS, on or about November 22, 2023, the Redeveloper requested an approval of the transfer of its redevelopment rights under the Redevelopment Agreement and an assignment of Redevelopment Agreement pursuant to the execution of an Assignment Assumption of the Redevelopment Agreement with Yellowstone Development LLC ("**Assignee**") kept on file with the Agency shall be authorized to be amended on December 19, 2023 by Resolution No. 23-12-____; and; and

WHEREAS, the Assignor wishes to convey to Assignee all its rights, title and interest in and to the premises and project located within the Redevelopment Plan area located upon Block 10704, Lot 38.01 (formerly Lots 38 and 39) now commonly known as 54 Jones within in the City of Jersey City, County of Hudson, State of New Jersey (the "**Property**"); and

WHEREAS, pursuant to Article 8 of the Redevelopment Agreement, assignments and transfers prior to the receipt of a certificate of completion are only permitted with the consent of the JCRA pursuant to the terms and conditions of the Redevelopment Agreement; and

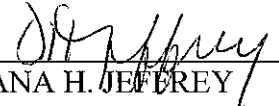
WHEREAS, the JCRA has reviewed the Redeveloper's request and deems it to be acceptable subject to the satisfaction of certain terms and conditions of the Redevelopment Agreement and payment of an application fee of \$5,000, along with all administrative and escrow fees due and owing, on or before execution of the Assignment and Assumption Agreement; and

WHEREAS, the Assignee acknowledges and accepts that all terms and conditions of the Redevelopment Agreement it will be assuming and be legally bound by shall be unaffected by the JCRA's consent to the Redeveloper's assignment and transfer of its redevelopment rights to the Assignee, and shall remain in full force and effect unless otherwise duly amended.

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

1. The aforementioned recitals are incorporated as if fully set forth at length herein.
2. The JCRA hereby approves the Redeveloper's request to assign and transfer its redevelopment rights under the Redevelopment Agreement governing the Property to the Assignee subject to all applicable terms and conditions of the Redevelopment Agreement for conveyance prior to substantial completion of the project improvements and payment of all transfer, application, administrative and escrow fees due and owing.
3. The Chair, Vice Chair, Secretary, and/or Executive Director are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this resolution, including the execution of documents, such as the Assignment and Assumption Agreement, estoppel letters, or deeds, subject only to the review and approval of the JCRA's counsel.
4. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this resolution.
5. This resolution shall take effect immediately.

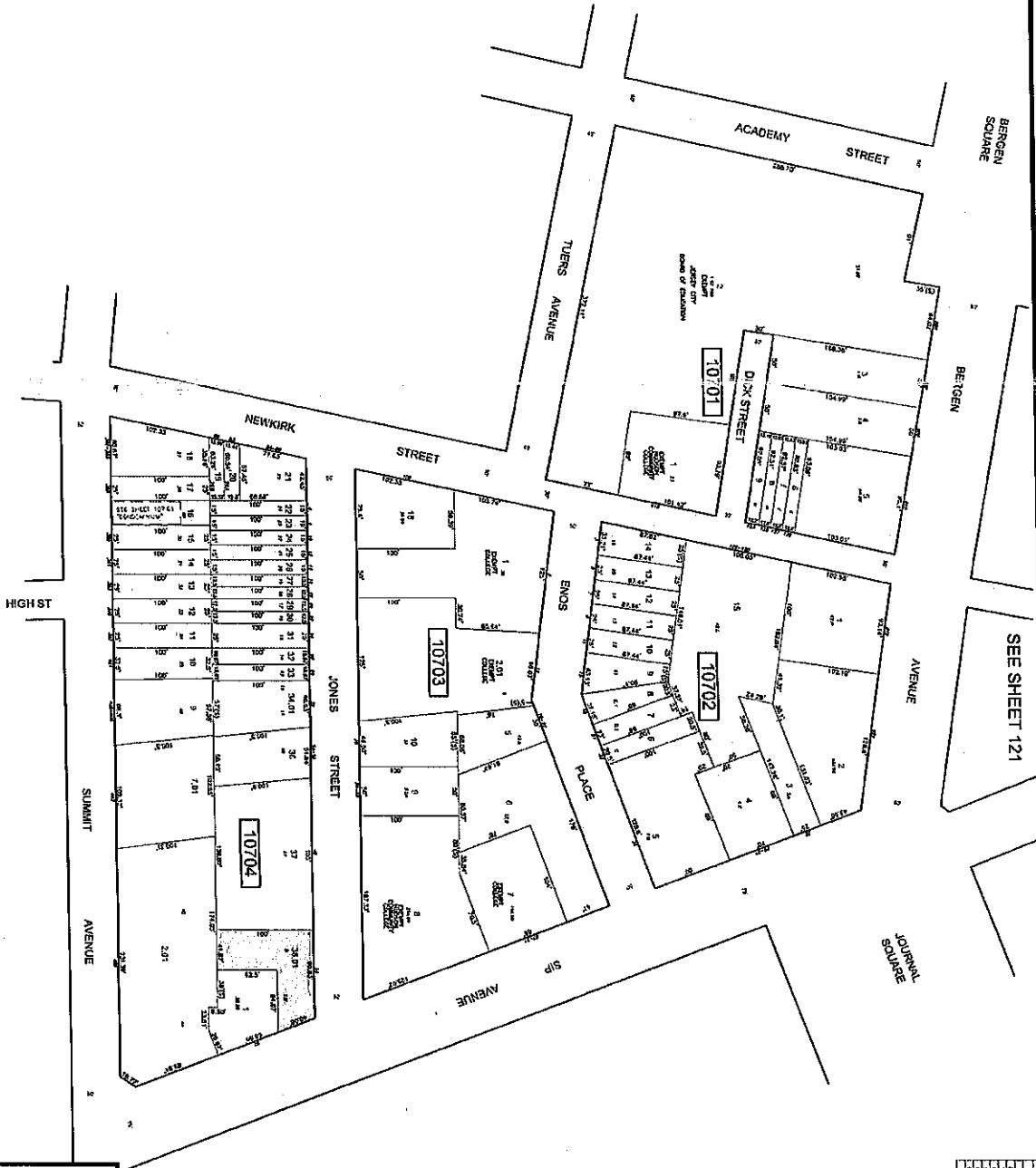
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on December 19, 2023.


DIANA H. JEFFERY
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	✓			

SEE SHEET 122

SEE SHEET 134



SEE SHEET 108

SEE SHEET 121

APR - 2008 10/27/2008

THIS MAP HAS BEEN SUBMITTED TO THE COUNTY AND COORDINATE PROPERTY

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
RICHARD A. MORALE, P.E., P.L.S.
11 TROUD ROAD, ARLINGTON TOWNSHIP
NEW JERSEY 07063

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 895

SEE SHEET 95

DATE	BY	REVISIONS
07/20/10	10701	10701
07/20/10	10702	10702
07/20/10	10703	10703
07/20/10	10704	10704
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07/20/10	10798	10798
07/20/10	10799	10799
07/20/10	10800	10800

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH YELLOWSTONE DEVELOPMENT LLC FOR PROPERTY LOCATED AT BLOCK 10704, LOT 38.01 AND A PORTION OF LOT 39, COMMONLY KNOWN AS 54 JONES STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private redeveloper; and

WHEREAS, pursuant to the LRHL, the Jersey City Redevelopment Agency ("JCRA") is established as an instrumentality of the City of Jersey City ("City"), with the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, Yellowstone Development LLC (the "Redeveloper") applied to the JCRA to be designated redeveloper of Block 10704, Lot 38.01 (formerly known as Block 10704, Lots 38, 39 and a portion of 39, formerly known by the street address 61-63 Sip Avenue and now known as 54 Jones Street (the "Property"), within the Journal Square 2060 Redevelopment Plan ("Redevelopment Plan") area and proposed the development of a 10-story mixed-use residential/commercial/retail project on the Property (the "Project"); and

WHEREAS, the JCRA and the Redeveloper have engaged in negotiations and the JCRA has determined that the Project achieves the objectives of the Redevelopment Plan, and it is therefore in the JCRA's best interests to enter into a Second Amended and Restated Redevelopment Agreement ("Redevelopment Agreement") with the Redeveloper for the Project; and

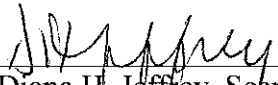
WHEREAS, pursuant to N.J.S.A. 40A:12A-8 and N.J.S.A. 40A:12A-9, the JCRA and Redeveloper wish to enter into the Redevelopment Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment of the Property pursuant to the requirements of the Redevelopment Plan.

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The JCRA hereby designates Yellowstone Development LLC as the designated redeveloper of Block 10704, Lot 38.01 within the Journal Square 2060 Redevelopment Plan area for all purposes under the LRHL.

3. The JCRA hereby approves its entry into a Second Amended and Restated Redevelopment Agreement with Yellowstone Development LLC, the form of which is attached hereto and made part hereof as **Exhibit A**.
4. The Executive Director is hereby authorized and directed to take all actions necessary to effectuate this Resolution, in consultation with counsel, including the execution of the approved Second Amended and Restated Redevelopment Agreement and any other associated documents necessary to effectuate the purposes of this Resolution.
5. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
6. A copy of this Resolution shall be available for public inspection at the offices of the JCRA.
7. 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 December 19, 2023.


Diana H. Jeffrey, Secretary

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

**ASSIGNMENT AND ASSUMPTION OF
REDEVELOPMENT AGREEMENT**

THIS ASSIGNMENT AND ASSUMPTION OF REDEVELOPMENT AGREEMENT (the "**Assignment and Assumption**") is made as of ____ day of December 2023 ("**Effective Date**");


between

FOREST RUN PROPERTIES, LLC, a New Jersey limited liability company having its offices located at c/o KABR Group, LLC, 100 Challenger Road, Suite 401, Ridgefield Park, New Jersey 07660 ("**Assignor**");

and

YELLOWSTONE DEVELOPMENT LLC, a New Jersey limited liability company having its offices located at 501 Washington Avenue, Carlstadt, New Jersey 07072 ("**Assignee**").

RECITALS:

WHEREAS, Assignor as Redeveloper has entered into an Amended and Restated Redevelopment Agreement with the Jersey City Redevelopment Agency (the "**JCRA**") dated April 18, 2017 (the "**Redevelopment Agreement**") recorded on July 10, 2017 in Book No. 9216, Page 715, and as authorized to be amended on December 19, 2023 by Resolution No. 23-12-; and

WHEREAS, Assignor wishes to convey to Assignee all its right, title and interest in and to the premises and project located within the Journal Square 2060 Redevelopment Plan area located upon Block 10704, Lot 38.01 (formerly Lots 38 and 39) commonly known as 54 Jones Street (f/k/a 54 Jones Street and 61-63 Sip Avenue) within in the City of Jersey City, County of Hudson, State of New Jersey (the "**Premises**"); and

WHEREAS, in connection with the conveyance of the Premises, Assignor has agreed to assign, and Assignee has agreed to assume any and all interests and obligations of the Assignor in the Redevelopment Agreement for the Premises.

NOW, THEREFORE, in consideration of the sum of \$10 and other good and valuable consideration paid by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby assigns, transfers, and conveys to Assignee, all its right, title and interest in and to the Redevelopment Agreement.

THIS ASSIGNMENT AND ASSUMPTION shall be binding upon, and inure to the benefit of, all the parties hereto, their respective successors and assigns.

ASSIGNEE hereby accepts said assignment and assumes and agrees to be bound by and perform all duties and all obligations of Redeveloper pursuant to the terms and conditions of the Redevelopment Agreement on or after this date.

THIS ASSIGNMENT may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

INTENDING TO BE LEGALLY BOUND, this Assignment and Assumption Agreement has been executed by the duly authorized officers of Assignor and Assignee as of the day and year first above written.

WITNESS:

ASSIGNOR:

FOREST RUN PROPERTIES, LLC

WITNESS:

ASSIGNEE:

YELLOWSTONE DEVELOPMENT LLC

CONSENT OF JCRA

The forgoing Agreement was consented to by JCRA at its Board of Commissioners meeting on December 19, 2023 by Resolution No. 23-12-____.

Chris Fiore
Deputy Executive Director

STATE OF NEW JERSEY)
)
COUNTY OF _____) SS:

BE IT REMEMBERED, that on _____, 2023 before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared _____ and he personally acknowledged under oath to my satisfaction, that:

- (a) He personally, signed, sealed and delivered the attached document as _____ of **FOREST RUN PROPERTIES, LLC**, a New Jersey limited liability company (the "**Company**");
- (b) The execution, as well as the making of this instrument, has been duly authorized by the Company; and
- (c) This document was signed, sealed and delivered on behalf of the Company by such _____ as its voluntary act and deed for the uses and purposes therein expressed.

A Notary Public State of New Jersey
May Commission Expires:

(Affix notarial Seal)

STATE OF NEW JERSEY)
)
COUNTY OF _____) SS:

BE IT REMEMBERED, that on _____, 2023 before me, the subscriber, a Notary Public, of the State of New Jersey, personally appeared _____ and he personally acknowledged under oath to my satisfaction, that:

- (d) He personally, signed, sealed and delivered the attached document as _____ of **YELLOWSTONE DEVELOPMENT LLC**, a New Jersey limited liability company, (the "**Company**");
- (e) The execution, as well as the making of this instrument, has been duly authorized by the Company; and
- (f) This document was signed, sealed and delivered on behalf of the Company by such _____ as its voluntary act and deed for the uses and purposes therein expressed.

A Notary Public

May Commission Expires:

(Affix notarial Seal)

SEE SHEET 122

SEE SHEET 134



SEE SHEET 108

SEE SHEET 121

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SANTO C. DIDONATO, CMA AND
ASSIGNED SERIAL NUMBER 939

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 100' AS SHOWN
RICHARD A. MORALLE, P.E., P.L.S.
T&A ASSOCIATES
11 TITONAL ROAD, LEBERSTOWN TOWNSHIP
NEW JERSEY 07033

REVISIONS		DATE	BY	REASON
1	10701	10/10/01	BL/CLK	107
2	10702	10/10/01	BL/CLK	107
3	10703	10/10/01	BL/CLK	107
4	10704	10/10/01	BL/CLK	107
5	10705	10/10/01	BL/CLK	107
6	10706	10/10/01	BL/CLK	107
7	10707	10/10/01	BL/CLK	107
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17	10717	10/10/01	BL/CLK	107
18	10718	10/10/01	BL/CLK	107
19	10719	10/10/01	BL/CLK	107
20	10720	10/10/01	BL/CLK	107

SEE SHEET 95

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING XRC URBAN RENEWAL GROUP, LLC AS REDEVELOPER & AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR BLOCK 21902.01, LOT 1 AND BLOCK 21902.02, LOT 1.01 WITHIN THE NJCU WEST CAMPUS REDEVELOPMENT PLAN

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

WHEREAS, pursuant to the LRHL, the Jersey City Redevelopment Agency ("**JCRA**") is established as an instrumentality of the City of Jersey City, with the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, on February 9, 2005, by Ordinance No. 05-007, the governing body of the City of Jersey City (the "**City**"), adopted the NJCU West Campus Redevelopment Plan, which was last amended November 14, 2019, by Ordinance No. 19-146; and

WHEREAS, on or about November 21, 2023, XRC Urban Renewal Group, LLC (the "**Redeveloper**") submitted an application to the JCRA to be conditionally designated as the redeveloper of Block 21902.01, Lot 1 and Block 21902.02, Lot 1.01 (the "**Property**"); and

WHEREAS, the Property is located within the NJCU West Campus Redevelopment Area and is accordingly subject to the NJCU West Campus Redevelopment Plan (the "**Redevelopment Plan**"); and

WHEREAS, the Redeveloper's application calls for the development of a freestanding 48,000 square foot supermarket with a two-story mixed-use component including retail and commercial uses, parking underneath and overflow surface parking along Hernandez Way (the "**Project**"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the JCRA and Redeveloper desire to enter into formal negotiations for the entry of a Redevelopment Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment of the Property pursuant to the requirements of the Redevelopment Plan; and

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

WHEREAS, the JCRA wishes to enter into an agreement with the Redeveloper to fund an escrow account and establish procedures for the payment therefrom of funds to pay the JCRA's costs and expenses incurred in undertaking the Pre-Development Activities (the "**Funding Agreement**").

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

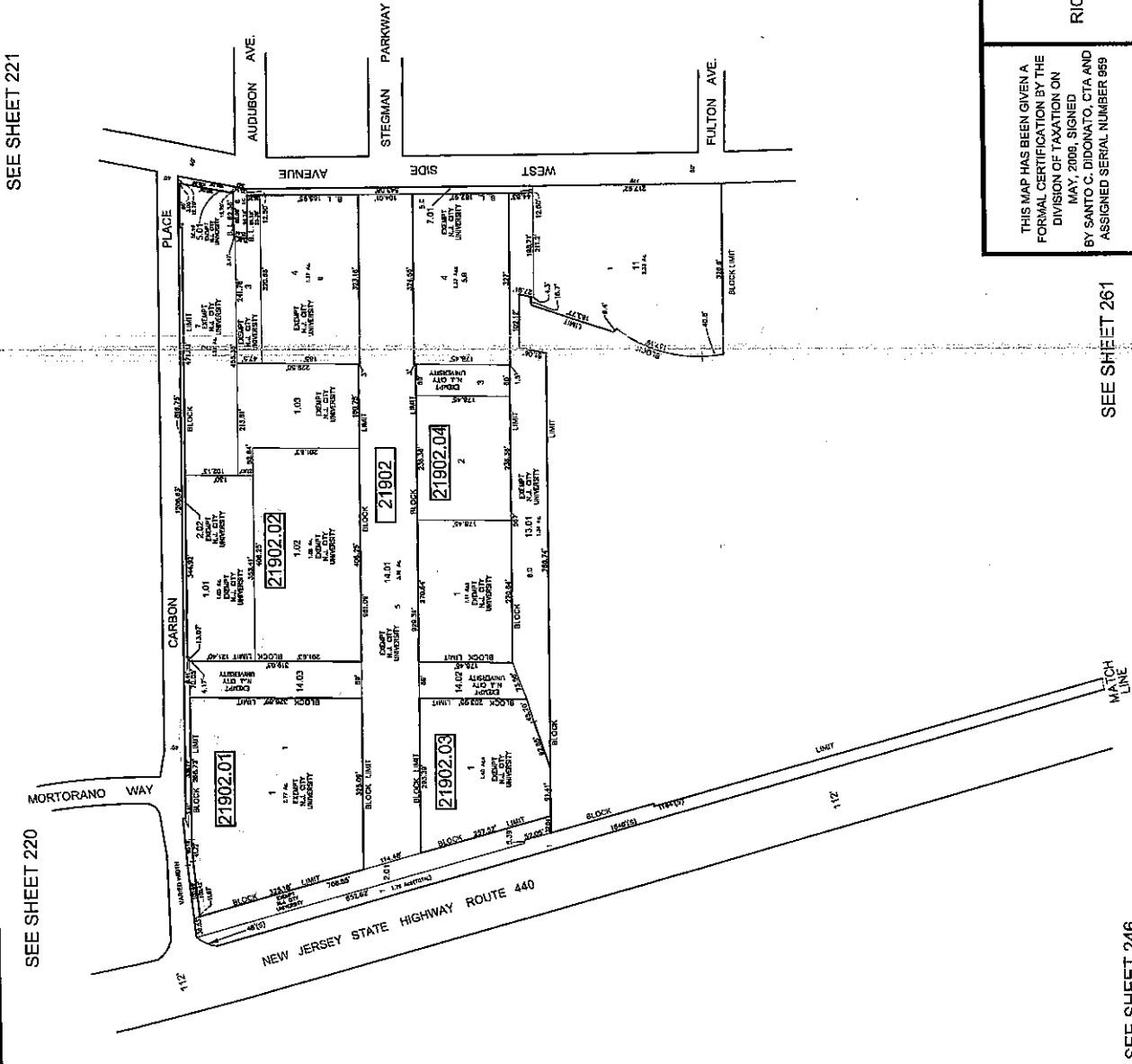
1. The above recitals are incorporated by reference as if fully set forth herein.
2. The JCRA hereby designates XRC Urban Renewal Group, LLC as the Redeveloper of the Property for a period commencing upon the effective date of this resolution and ending December 31, 2024 , unless extended for an additional period of no more than one hundred eighty (180) days, at the sole discretion of the JCRA's Executive Director.
3. If, by the end of the conditional designation period, the JCRA and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper shall automatically expire without any need for any further action of the Board.
4. The Chair, Vice Chair, Secretary and/or Executive Director are hereby authorized and directed to execute any and all documents necessary to effectuate this Resolution, including execution of a Funding Agreement, in substantially the form attached hereto as **Exhibit A**, in consultation with counsel.
5. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
6. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
7. 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 December 19, 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	✓			

REVISIONS			
DATE	BY	REASON	LOT
10/24/10	CHARLES A. ANDERSON	ADDED	1
10/27/10	IS COV	ADDED	2
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10/27/10	IS COV	ADDED	92
10/27/10	IS COV	ADDED	93
10/27/10	IS COV	ADDED	94
10/27/10	IS COV	ADDED	95
10/27/10	IS COV	ADDED	96
10/27/10	IS COV	ADDED	97
10/27/10	IS COV	ADDED	98
10/27/10	IS COV	ADDED	99
10/27/10	IS COV	ADDED	100



SEE SHEET 220
SEE SHEET 221
SEE SHEET 217
SEE SHEET 228
SEE SHEET 238
SEE SHEET 247
SEE SHEET 246
SEE SHEET 261
MATCH LINE

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 200' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TRIDALL ROAD
NEW JERSEY, 07046

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

AW - 0347400797300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING WITHIN THE LAW FIRMS AND AUTHORIZING THE AWARD OF CONTRACTS FOR SPECIAL LEGAL COUNSEL SERVICES WITH ERIC M. BERNSTEIN & ASSOCIATES, LLC; FLORIO KENNY RAVAL, LLP; DILWORTH PAXSON LLP; APRUZZESE, McDERMOTT, MASTRO & MURPHY, PC; KINNEY, LISOVICZ, REILLY & WOLFF, PC; McMANIMON, SCOTLAND & BAUMANN, LLC; SCHENCK, PRICE, SMITH AND KING, LLP; SPIRO HARRISON & NELSON, LLC; AND THE HICKERSON-BREEDON LAW FIRM, P.C. TO PROVIDE PROFESSIONAL LEGAL SERVICES

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of firms to provide legal services in connection with certain projects throughout the City (the “**Legal Services**”); and

WHEREAS, in compliance with *N.J.S.A. 19:44A-20.4 et seq.*, on October 24, 2023 the Agency issued a Request for Qualifications (“**RFQ**”) for the Legal Services; and

WHEREAS, the Agency received numerous responses to the RFQ, all of which were reviewed and evaluated by Agency staff; and

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

1. Eric M. Bernstein & Associates, LLC of Warren, NJ;
2. Spiro Harrison & Nelson of Red Bank, NJ;
3. Kinney, Lisovicz, Reilly & Wolff PC of Cherry Hill, NJ;
4. Florio Kenny Raval, LLP of Lyndhurst, NJ;
5. McManimon, Scotland & Baumann, LLC of Roseland, NJ;
6. Schenck, Price, Smith & King, LLP of Florham Park, NJ;
7. The Hickerson-Breedon Law Firm, PC of Paterson, NJ;
8. Dilworth Paxson, LLP of Freehold, NJ;
9. Apruzzese, McDermott, Mastro & Murphy, P.C. of Warren, NJ;

WHEREAS, the qualification term will be one (1) year, with fees for the Legal Services varying from project to project as more particularly defined in the RFQ; and

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

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

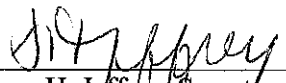
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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 on an as-needed basis to provide Legal 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 Legal Services, including but not limited to those identified in the RFQ.

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


Diana H. Jeffrey, Secretary

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

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 ESTABLISHING
THE ANNUAL MEETING SCHEDULE AND DESIGNATING
OFFICIAL NEWSPAPERS**

BE IT RESOLVED by the Jersey City Redevelopment Agency (the “Agency”), that the following matters are hereby determined in accordance with the provisions of the Open Public Meetings Act, *N.J.S.A. 10:4-6 et seq.*:

Section 1. The regular meetings of the Agency shall be held in person, until otherwise decided by the Board of Commissioners of the Agency, on the third Tuesday of each month at 6:00 p.m., unless otherwise noted. The meeting dates for the 2024 calendar year and the beginning of 2025 are as follows:

February 20, 2024
March 19, 2024
April 16, 2024
May 21, 2024
June 18, 2024
July 16, 2024
August 20, 2024
September 17, 2024
October 15, 2024
November 18, 2024
December 17, 2024 (Meeting begins at 5:00 p.m.)
January 21, 2025

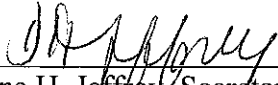
Section 2. The Agency hereby designates the following newspapers as newspapers in which its official notices may appear: The Hudson Reporter, The Jersey Journal, and The Star Ledger.

Section 3. A certified copy of this Resolution shall be posted within seven (7) days after the date of adoption in the offices of the Agency, located at 4 Jackson Square, Jersey City, New Jersey, and the offices of the City of Jersey City, located at 280 Grove Street, Jersey City, New Jersey, and mailed by the Secretary to the newspapers identified in Section 2, and filed with the Clerk of the City of Jersey City.

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

Section 5. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
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 APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
DECEMBER 19, 2023**

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of December 19, 2023 approved as presented.

Secretary

[Signature]

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 19, 2023

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				✓
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
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
Acrisure NJ Partners Insurance Services LLC Acrisure NJ Partners Insurance Services I	12/19/2023	11/27/2023	5568	Property Renewal Ins. - 4 Jacksons Sq.	\$1,020.00	\$0.00		\$1,020.00
				Totals for Acrisure NJ Partners Insurance Services LLC: 1 invoice(s) listed.	\$1,020.00	\$0.00		\$1,020.00
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES I	12/19/2023	11/28/2023	November 2023-62	Scaffold Services at 84 Sip Avenue-Novembe	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC: 1 invoice(s) listed.	\$1,200.00	\$0.00		\$1,200.00
AFLAC								
AFLAC	12/19/2023	12/1/2023	December 2023	Employee Deductions per Payroll - December	\$283.56	\$0.00		\$283.56
				Totals for AFLAC: 1 invoice(s) listed.	\$283.56	\$0.00		\$283.56
Arup US, Inc								
Arup US, Inc Arup US, Inc Arup US, Inc Arup US, Inc	12/19/2023	8/24/2023	5006-2301620	Professional Services-August 2023- Pathside	\$13,050.00	\$0.00		\$13,050.00
	12/19/2023	11/9/2023	5006-2302649	Professional Services-Sept. - Nov.2023 Pathsi	\$45,120.00	\$0.00		\$45,120.00
	12/19/2023	11/30/2023	5006-2302898	Professional Services- DD Work Sept. - Nov.2	\$18,275.00	\$0.00		\$18,275.00
	Totals for Arup US, Inc: 3 invoice(s) listed.			\$76,445.00	\$0.00		\$76,445.00	
BLACKBAUD INC								
BLACKBAUD INC	12/19/2023	12/4/2023	inv-0000338024	Financial System - Renewal FENXT	\$4,458.02	\$0.00		\$4,458.02
				Totals for BLACKBAUD INC: 1 invoice(s) listed.	\$4,458.02	\$0.00		\$4,458.02
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S BROWNFIELD REDEVELOPMENT S BROWNFIELD REDEVELOPMENT S BROWNFIELD REDEVELOPMENT S BROWNFIELD REDEVELOPMENT S BROWNFIELD REDEVELOPMENT S BROWNFIELD REDEVELOPMENT S BROWNFIELD REDEVELOPMENT S	12/19/2023	11/17/2023	6831	Misc Non-Grant Support Services- Oct. 2-Oct	\$2,290.00	\$0.00		\$2,290.00
	12/19/2023	11/17/2023	6832	Support Services for Grand Jersey Oct. 2-Oct.	\$1,242.50	\$0.00		\$1,242.50
	12/19/2023	11/17/2023	6833	Morris Canal - Greenway EPA Multipurpose C	\$1,850.00	\$0.00		\$1,850.00
	12/19/2023	9/30/2023	6620	Morris Canal - Greenway EPA Multipurpose C	\$2,820.00	\$0.00		\$2,820.00
	12/19/2023	9/30/2023	6737	Oversight & Mgmt Services for EPA Mill Cre	\$350.00	\$0.00		\$350.00
	12/19/2023	9/30/2023	6738	Oversight & Mgmt Services for EPA Revolvi	\$150.00	\$0.00		\$150.00
	12/19/2023	9/30/2023	6739	Oversight & Mgmt Services for EPA Hazardo	\$595.00	\$0.00		\$595.00
	12/19/2023	10/25/2023	6783	Oversight & Mgmt Services for EPA Hazardo	\$465.00	\$0.00		\$465.00
Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: 8 invoice(s) listed.			\$9,762.50	\$0.00		\$9,762.50		

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
CASH	12/19/2023	12/14/2023	Dec 2023	Petty Cash Replenishment	\$165.96	\$0.00		\$165.96
				Totals for CASH: 1 invoice(s) listed.	\$165.96	\$0.00		\$165.96
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	12/19/2023	11/14/2023	Nov 2023	Expense Reimbursement - Parking fee for Mee	\$7.00	\$0.00		\$7.00
CHRISTOPHER FIORE	12/19/2023	11/17/2023	Nov 2023	Expense Reimbursement - Hotel for Conferen	\$99.93	\$0.00		\$99.93
CHRISTOPHER FIORE	12/19/2023	11/18/2023	Nov 2023	Expense Reimbursement - Travel to & from C	\$168.33	\$0.00		\$168.33
CHRISTOPHER FIORE	12/19/2023	10/19/2023	Oct 2023	Expense Reimbursement - Travel to & from M	\$37.53	\$0.00		\$37.53
CHRISTOPHER FIORE	12/19/2023	11/21/2023	Nov 2023	Expense Reimbursement - Staff Lunch	\$197.42	\$0.00		\$197.42
CHRISTOPHER FIORE	12/19/2023	11/27/2023	Nov 2023	Expense Reimbursement - Zoom	\$93.70	\$0.00		\$93.70
				Totals for CHRISTOPHER FIORE: 6 invoice(s) listed.	\$603.91	\$0.00		\$603.91
COMCAST								
COMCAST	12/19/2023	11/17/2023	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$212.26	\$0.00		\$212.26
COMCAST	12/19/2023	12/10/2023	8499 05 354 4361702	Internet Service at 39 Kearney Ave.	\$546.64	\$0.00		\$546.64
				Totals for COMCAST: 2 invoice(s) listed.	\$758.90	\$0.00		\$758.90
Cosentini Associates								
Cosentini Associates	12/19/2023	6/30/2022	51915144	Engineering MEP Services	\$2,000.00	\$0.00		\$2,000.00
Cosentini Associates	12/19/2023	10/31/2023	512151337	Engineering MEP Services	\$30,750.00	\$0.00		\$30,750.00
Cosentini Associates	12/19/2023	10/27/2023	52151343	Engineering MEP Services	\$13,000.00	\$0.00		\$13,000.00
				Totals for Cosentini Associates: 3 invoice(s) listed.	\$45,750.00	\$0.00		\$45,750.00
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	12/19/2023	12/1/2023	2362SEC102	Monthly Maintenance Fee Dec. 2023(Account	\$189.06	\$0.00		\$189.06
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$189.06	\$0.00		\$189.06
DELTA STORAGE								
DELTA STORAGE	12/19/2023	12/1/2023	January 2024	Storage Unit - Size: 10x30, Unit #: 1001	\$980.00	\$0.00		\$980.00
DELTA STORAGE	12/19/2023	12/1/2023	January 2024	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								
DIANA JEFFREY	12/19/2023	12/13/2023	Dec 2023	Expense Reimbursement - Parking fee for Mee	\$18.00	\$0.00		\$18.00
DIANA JEFFREY	12/19/2023	12/14/2023	Dec 2023	Expense Reimbursement - Travel to & from M	\$14.93	\$0.00		\$14.93

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
DIANA JEFFREY	12/19/2023	12/17/2023	Dec 2023	Employee Reimbursement- Dental- Child Totals for DIANA JEFFREY: 3 invoice(s) listed.	\$483.00 \$515.93	\$0.00 \$0.00		\$483.00 \$515.93
Directional Logic Directional Logic	12/19/2023	8/17/2023	2023.391.02	50% Design Cost Estimate- Pathside Totals for Directional Logic: 1 invoice(s) listed.	\$63,500.00 \$63,500.00	\$0.00 \$0.00		\$63,500.00 \$63,500.00
Economic Project Solutions, Inc. Economic Project Solutions, Inc.	12/19/2023	11/17/2023	14369	Completing Pre- Constr. Phase Loew's - Se Totals for Economic Project Solutions, Inc.: 1 invoice(s) listed.	\$38,435.00 \$38,435.00	\$0.00 \$0.00		\$38,435.00 \$38,435.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC ERIC M. BERNSTEIN & ASSOCIATES	12/19/2023	12/4/2023	85533	Legal Services - OPRA Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC: 1 invoice(s) listed.	\$1,277.50 \$1,277.50	\$0.00 \$0.00		\$1,277.50 \$1,277.50
EVENING JOURNAL ASSOCIATION EVENING JOURNAL ASSOCIATION	12/19/2023	11/3/2023	AD#0010775433	Legal Advertisement - BIDS Relocation Svcs Totals for EVENING JOURNAL ASSOCIATION: 1 invoice(s) listed.	\$63.03 \$63.03	\$0.00 \$0.00		\$63.03 \$63.03
FEDERAL EXPRESS FEDERAL EXPRESS FEDERAL EXPRESS FEDERAL EXPRESS	12/19/2023 12/19/2023 12/19/2023 12/19/2023	11/27/2023 11/20/2023 11/6/2023	9-663-35656 9-662-97326 8-308-16497	Overnight Deliveries - Various Overnight Deliveries - Various Overnight Deliveries - Various Totals for FEDERAL EXPRESS: 3 invoice(s) listed.	\$10.91 \$5.03 \$51.20 \$67.14	\$0.00 \$0.00 \$0.00 \$0.00		\$10.91 \$5.03 \$51.20 \$67.14
FUSION CREATIVE FUSION CREATIVE	12/19/2023	12/14/2023	3233	JCRA Website Support Totals for FUSION CREATIVE: 1 invoice(s) listed.	\$1,150.00 \$1,150.00	\$0.00 \$0.00		\$1,150.00 \$1,150.00
GEI CONSULTANTS, INC. GEI CONSULTANTS, INC.	12/19/2023	11/27/2023	3142853	LSRP Svcs/General Consulting-Summit Met	\$1,953.75	\$0.00		\$1,953.75

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
Jason Friedkin								
Jason Friedkin	12/19/2023	11/20/2023	93631681	Employee Reimbursement- Eyewear	\$72.41	\$0.00		\$72.41
				Totals for Jason Friedkin: 1 invoice(s) listed.	\$72.41	\$0.00		\$72.41
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	12/19/2023	11/8/2023	30301465797357	Water & Sewer - 51 Crescent Ave.	\$275.57	\$0.00		\$275.57
JC MUNICIPAL UTILITIES AUTHORITY	12/19/2023	11/8/2023	30304979369009	Water & Sewer - 292 MLK Drive (FL)	\$146.71	\$0.00		\$146.71
JC MUNICIPAL UTILITIES AUTHORITY	12/19/2023	11/17/2023	30308307348913	Water & Sewer - 25 Journal I SQ-3030830734	\$184.60	\$0.00		\$184.60
JC MUNICIPAL UTILITIES AUTHORITY	12/19/2023	11/17/2023	30303282340000	Water & Sewer - 405 Ocean Ave-3030328234	\$41.53	\$0.00		\$41.53
JC MUNICIPAL UTILITIES AUTHORITY	12/19/2023	11/8/2023	30302282340000	Water & Sewer - 407 Ocean Ave-3030228234	\$41.53	\$0.00		\$41.53
JC MUNICIPAL UTILITIES AUTHORITY	12/19/2023	12/5/2023	30306348540000	Water & Sewer - 665 Ocean Ave -303063485	\$369.82	\$0.00		\$369.82
				Totals for JC MUNICIPAL UTILITIES AUTHORITY: 6 invoice(s) listed.	\$1,059.76	\$0.00		\$1,059.76
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	12/19/2023	11/4/2023	08108	Replace Bathroom Fixtures - 582 Communipaw	\$785.00	\$0.00		\$785.00
				Totals for Kassim Handyman Service, LLC: 1 invoice(s) listed.	\$785.00	\$0.00		\$785.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	11/4/2023	34286	Legal Services - Employment Issues	\$1,452.50	\$0.00		\$1,452.50
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	11/4/2023	34287	Legal Services - JCRA v Crazy Greek	\$1,557.50	\$0.00		\$1,557.50
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	11/4/2023	34288	Legal Services - Insurance Issues	\$945.00	\$0.00		\$945.00
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	11/4/2023	34289	Legal Services - B.L.E.S.C. Housing Group	\$105.00	\$0.00		\$105.00
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	11/4/2023	34290	Legal Services - JCRA v Sweet for Miles Bake	\$2,917.50	\$0.00		\$2,917.50
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	11/4/2023	34291	Legal Services -Steven Santander v. JCRA	\$507.50	\$0.00		\$507.50
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	11/7/2023	34292	Legal Services - State of NJ v JCRA	\$192.50	\$0.00		\$192.50
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	12/4/2023	34709	Legal Services - Employment Issues	\$1,155.00	\$0.00		\$1,155.00
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	12/4/2023	34707	Legal Services - Employment Issues	\$875.00	\$0.00		\$875.00
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	12/4/2023	32568	Legal Services - B.L.E.S.C. Housing Group - J	\$139.00	\$0.00		\$139.00
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	12/4/2023	34711	Legal Services - JCRA v Sweet for Miles Bake	\$2,497.50	\$0.00		\$2,497.50
KINNEY LISOVICZ REILLY & WOLF	12/19/2023	12/4/2023	34708	Legal Services - JCRA v Crazy Greek	\$192.50	\$0.00		\$192.50
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC: 12 invoice(s) listed.	\$12,536.50	\$0.00		\$12,536.50
Layne Consultants International, Inc.								
Layne Consultants International, Inc.	12/19/2023	11/13/2023	3773	Security Consulting & Design - Pathside	\$2,185.00	\$0.00		\$2,185.00

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
Totals for Layne Consultants International, Inc.:					\$2,185.00	\$0.00		\$2,185.00
1 invoice(s) listed.								
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	12/19/2023	10/5/2023	214599	Legal Services -Bayfront BRP- Sept. 2023	\$2,590.00	\$0.00		\$2,590.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215845	Legal Services - Loew's Theater-SVCS - Oct. 2	\$14,960.00	\$0.00		\$14,960.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215850	Legal Services - 125 Monitor Street- Oct. 202	\$4,497.26	\$0.00		\$4,497.26
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215851	Legal Services - Argent Johnston view- Oct. 2	\$3,115.00	\$0.00		\$3,115.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215852	Legal Services - 25 Pathside-Svcs Oct. 2023	\$8,016.02	\$0.00		\$8,016.02
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215856	Legal Services - 8 Aetna-Svcs - Oct. 2023	\$1,575.00	\$0.00		\$1,575.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215862	Legal Services -701 Newark Avenue - Oct. 20	\$15,187.41	\$0.00		\$15,187.41
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215871	Legal Services - Coles Street Park Escrow Agr	\$1,645.00	\$0.00		\$1,645.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215877	Legal Services - Commercial Street/JCMUA- (\$1,480.00	\$0.00		\$1,480.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215879	Legal Services - Bayfront BRP Development- (\$2,671.75	\$0.00		\$2,671.75
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215881	Legal Services - 408-420 Communipaw- Oct. ;	\$5,126.00	\$0.00		\$5,126.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215866	Legal Services - General Counsel	\$15,187.08	\$0.00		\$15,187.08
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215883	Legal Services - 174 Newark Ave. Oct. 2023	\$1,040.00	\$0.00		\$1,040.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215894	Legal Services -335 Washington Street- Oct. 2	\$1,085.00	\$0.00		\$1,085.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215890	Legal Services - 244 Bay Street- Oct. 2023	\$1,394.00	\$0.00		\$1,394.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215901	Legal Services - 174-178 MLK Oct. 2023	\$2,100.00	\$0.00		\$2,100.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215905	Legal Services Caven Point Film (Critterton G	\$3,850.00	\$0.00		\$3,850.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215906	Legal Services - 14-16 Burma Rd. Oct. 2023	\$2,000.00	\$0.00		\$2,000.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/1/2023	215908	Legal Services- PPG Development- Oct.2023	\$1,435.00	\$0.00		\$1,435.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/22/2023	215847	Legal Services - PPG Development- Oct.2023	\$740.00	\$0.00		\$740.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217437	Legal Services - Loew's Theater-SVCS Through	\$17,734.17	\$0.00		\$17,734.17
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217442	Legal Services - Argent Venture/Johnston Vie	\$1,960.00	\$0.00		\$1,960.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217443	Legal Services - 25 Pathside-Svcs Through No	\$12,495.00	\$0.00		\$12,495.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217454	Legal Services - Barnabas Medical Center-Gra	\$7,112.46	\$0.00		\$7,112.46
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217461	Legal Services - General Counsel	\$11,152.59	\$0.00		\$11,152.59
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217466	Legal Services - Coles Street Park Escrow Agr	\$1,610.00	\$0.00		\$1,610.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217470	Legal Services - Morris Canal Greenway	\$1,520.00	\$0.00		\$1,520.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217474	Legal Services - Bayfront - BRP Development-	\$3,185.00	\$0.00		\$3,185.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217495	Legal Services - 174-178 MLK Nov. 2023	\$4,165.00	\$0.00		\$4,165.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217498	Legal Services - 33 Pacific Avenue	\$2,590.00	\$0.00		\$2,590.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217499	Legal Services Caven Point Film (Criterion G	\$3,268.01	\$0.00		\$3,268.01
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217501	Legal Services- 650 Grove St. Nov. 2023	\$4,340.00	\$0.00		\$4,340.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	10/18/2022	198239	Legal Services - Bayfront - BRP Develop-SVC	\$1,662.00	\$0.00		\$1,662.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/15/2022	199736	Legal Services - Bayfront - BRP Develop-SVC	\$1,072.50	\$0.00		\$1,072.50
MCMANIMON, SCOTLAND & BAU	12/19/2023	2/21/2023	203505	Legal Services - Bayfront - BRP Develop-SVC	\$5,880.00	\$0.00		\$5,880.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	3/13/2023	205310	Legal Services - Bayfront - BRP Develop-SVC	\$22,190.00	\$0.00		\$22,190.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	4/11/2023	206361	Legal Services - Bayfront - BRP Develop-SVC	\$11,166.55	\$0.00		\$11,166.55
MCMANIMON, SCOTLAND & BAU	12/19/2023	7/13/2023	210705	Legal Services - Bayfront - BRP Develop-SVC	\$3,080.00	\$0.00		\$3,080.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	7/19/2023	210716	Legal Services - Bayfront - BRP Develop-SVC	\$2,181.70	\$0.00		\$2,181.70
MCMANIMON, SCOTLAND & BAU	12/19/2023	8/14/2023	211756	Legal Services - Bayfront - BRP Develop-SVC	\$2,170.00	\$0.00		\$2,170.00

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
<i>Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:</i>								
<i>40 invoice(s) listed.</i>					\$210,229.50	\$0.00		\$210,229.50
METLIFE								
METLIFE	12/19/2023	12/1/2023	January 2024	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	12/19/2023	10/30/2023	January 2024	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
<i>Totals for METLIFE:</i>					\$150.00	\$0.00		\$150.00
<i>2 invoice(s) listed.</i>								
Mobile Mini Solutions								
Mobile Mini Solutions	12/19/2023	10/30/2023	9019277600	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	12/19/2023	10/30/2023	9019277601	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	12/19/2023	10/30/2023	9019277602	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	12/19/2023	10/30/2023	9019290612	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	12/19/2023	10/30/2023	9019290613	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	12/19/2023	11/30/2023	9019305362	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
<i>Totals for Mobile Mini Solutions:</i>					\$1,795.68	\$0.00		\$1,795.68
<i>6 invoice(s) listed.</i>								
OMA*AMO Architecture PC								
OMA*AMO Architecture PC	12/19/2023	10/22/2023	NJ00022	CPxJC Stage 3: Design Fee 12.5%- Pathside	\$150,000.00	\$0.00		\$150,000.00
OMA*AMO Architecture PC	12/19/2023	10/22/2023	NJ00023	HKA: Stage 2Schematic Design - - Pathside	\$18,180.00	\$0.00		\$18,180.00
OMA*AMO Architecture PC	12/19/2023	10/22/2023	NJ00024	SWA- Stage 2: Schematic Design	\$10,000.00	\$0.00		\$10,000.00
OMA*AMO Architecture PC	12/19/2023	10/22/2023	NJ00025	Construction Specifications- Stage 3-Pathside	\$1,200.00	\$0.00		\$1,200.00
OMA*AMO Architecture PC	12/19/2023	10/22/2023	NJ00026	ASR Rooftop: Schematic Design - Fee 20% - I	\$15,625.00	\$0.00		\$15,625.00
OMA*AMO Architecture PC	12/19/2023	10/22/2023	NJ00027	ASR Rooftop Design Development Fee 20% c	\$28,125.00	\$0.00		\$28,125.00
OMA*AMO Architecture PC	12/19/2023	10/22/2023	NJ00028	ASR Design Development- Pathside	\$13,750.00	\$0.00		\$13,750.00
<i>Totals for OMA*AMO Architecture PC:</i>					\$236,880.00	\$0.00		\$236,880.00
<i>7 invoice(s) listed.</i>								
Paul V. Femicola & Associates, LLC								
Paul V. Femicola & Associates, LLC	12/19/2023	12/6/2023	4313	Legal Services- Svcs Through Nov. 2023-278:	\$422.50	\$0.00		\$422.50
Paul V. Femicola & Associates, LLC	12/19/2023	11/17/2023	4312	Legal Services- 323 Johnston Ave. Block 190	\$414.50	\$0.00		\$414.50
<i>Totals for Paul V. Femicola & Associates, LLC:</i>					\$837.00	\$0.00		\$837.00
<i>2 invoice(s) listed.</i>								
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-357-633-02	Gas & Electric - 292-MLK Dr - HSE	\$87.77	\$0.00		\$87.77
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$24.38	\$0.00		\$24.38
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$24.63	\$0.00		\$24.63
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	70-451-417-18	Gas & Electric - 407 Ocean Ave-HSE	\$7.91	\$0.00		\$7.91
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$79.42	\$0.00		\$79.42

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$72.55	\$0.00		\$72.55
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$142.45	\$0.00		\$142.45
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$98.86	\$0.00		\$98.86
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$89.00	\$0.00		\$89.00
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$50.49	\$0.00		\$50.49
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$21.80	\$0.00		\$21.80
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$55.86	\$0.00		\$55.86
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$59.90	\$0.00		\$59.90
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/17/2023	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$44.55	\$0.00		\$44.55
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/14/2023	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$19.12	\$0.00		\$19.12
PUBLIC SERVICE ELECTRIC & GAS	12/19/2023	11/30/2023	42-497-031-18	Gas & Electric - 25 Journal Square	\$815.21	\$0.00		\$815.21
Totals for PUBLIC SERVICE ELECTRIC & GAS: 16 invoice(s) listed.					\$1,693.90	\$0.00		\$1,693.90
READY REFRESH								
READY REFRESH	12/19/2023	11/30/2023	03K6703492330	Water Dispenser 12 Spring Water -Nov. 2023	\$125.83	\$0.00		\$125.83
Totals for READY REFRESH: 1 invoice(s) listed.					\$125.83	\$0.00		\$125.83
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-1	Lawn Maintenance & Trash Removal- 185 Dw	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-2	Lawn Maintenance & Trash Removal- 284 MI	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-3	Lawn Maintenance & Trash Removal - 174-1	\$705.24	\$0.00		\$705.24
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-4	Lawn Maintenance & Trash Removal - 292 M	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-5	Lawn Maintenance & Trash Removal - 314 M	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-6	Lawn Maintenance & Trash Removal-408-42	\$575.04	\$0.00		\$575.04
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-7	Lawn Maintenance & Trash Removal- 405-4	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-8	Lawn Maintenance & Trash Removal- 665 Oc	\$260.40	\$0.00		\$260.40
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-9	Lawn Maintenance & Trash Removal - Manil	\$375.74	\$0.00		\$375.74
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-10	Lawn Maintenance & Trash Removal - 550 J	\$824.26	\$0.00		\$824.26
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-11	Lawn Maintenance & Trash Removal - 84 Sip	\$217.00	\$0.00		\$217.00
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-12	Lawn Maintenance & Trash Removal - 80 Ba	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-13	Lawn Maintenance & Trash Removal - 1054 C	\$217.00	\$0.00		\$217.00
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-14	Lawn Maintenance & Trash Removal - 558 C	\$303.80	\$0.00		\$303.80
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-15	Lawn Maintenance & Trash Removal - 612-6	\$531.64	\$0.00		\$531.64
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-16	Lawn Maintenance & Trash Removal - 199 S	\$802.88	\$0.00		\$802.88
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-17	Lawn Maintenance & Trash Removal - 125 M	\$900.00	\$0.00		\$900.00
Silagy Contracting, LLC.	12/19/2023	11/30/2023	13589-18	Lawn Maintenance & Trash Removal - 144 H	\$160.00	\$0.00		\$160.00
Totals for Silagy Contracting, LLC.: 18 invoice(s) listed.					\$7,717.48	\$0.00		\$7,717.48
Suburban Consulting Engineers, Inc								
Suburban Consulting Engineers, Inc	12/19/2023	11/27/2023	68230	Morris Canal Greenway- Payment #2 Survey S	\$1,151.25	\$0.00		\$1,151.25

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Discount Expires On	Net Amount Due
THE HARTFORD THE HARTFORD	12/19/2023	12/6/2023	12133914	Totals for Suburban Consulting Engineers, Inc.: 1 invoice(s) listed.	\$1,151.25	\$0.00		\$1,151.25
				Yearly Renewal - Workers Compensation	\$3,599.25	\$0.00		\$3,599.25
				Totals for THE HARTFORD: 1 invoice(s) listed.	\$3,599.25	\$0.00		\$3,599.25
Thornton Tomasetti, Inc. Thornton Tomasetti, Inc. Thornton Tomasetti, Inc. Thornton Tomasetti, Inc. Thornton Tomasetti, Inc.	12/19/2023	2/7/2023	N22351.00-6	Schematic Design-Svcs through Dec 31,22-J	\$2,400.00	\$0.00		\$2,400.00
	12/19/2023	5/11/2023	N22351.00-8	Design Develop.Svcs through APR 1-APR 28	\$20,873.49	\$0.00		\$20,873.49
	12/19/2023	8/10/2023	N22351.00- 11	Design Develop.Svcs through JUL 1-JUL 28,	\$72,350.00	\$0.00		\$72,350.00
	12/19/2023	11/4/2023	N22351.00- 12	Schematic Design.Svcs through Sept 30-Oct 2	\$2,705.50	\$0.00		\$2,705.50
	12/19/2023	12/1/2023	N22351.00- 13	Design Develop.Svcs through Oct 28-Nov 24	\$7,050.00	\$0.00		\$7,050.00
				Totals for Thornton Tomasetti, Inc.: 5 invoice(s) listed.	\$105,378.99	\$0.00		\$105,378.99
TOSHIBA FINANCIAL SERVICES TOSHIBA FINANCIAL SERVICES	12/19/2023	12/12/2023	5027123001	Payment for Copier Lease 10/21-11/20/2023 & Totals for TOSHIBA FINANCIAL SERVICES: 1 invoice(s) listed.	\$1,156.00	\$0.00		\$1,156.00
					\$1,156.00	\$0.00		\$1,156.00
Toshiba- GreatAmerica Financial Svcs. Toshiba- GreatAmerica Financial Svcs.	12/19/2023	12/1/2023	Nov&Dec 2023	Payment for Copier Lease- November & Dec Totals for Toshiba- GreatAmerica Financial Svcs.: 1 invoice(s) listed.	\$438.02	\$0.00		\$438.02
					\$438.02	\$0.00		\$438.02
UNITED WAY OF HUDSON COUNTY UNITED WAY OF HUDSON COUNT	12/19/2023	11/1/2023	November 2023	Case/Property Mgmt. Services at 665 Ocean A Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.	\$4,791.00	\$0.00		\$4,791.00
					\$4,791.00	\$0.00		\$4,791.00
VDA VDA	12/19/2023	11/29/2023	00162680	Consulting Svcs -for period ending 11/30/202 Totals for VDA: 1 invoice(s) listed.	\$2,875.00	\$0.00		\$2,875.00
					\$2,875.00	\$0.00		\$2,875.00
VERIZON VERIZON	12/19/2023	11/21/2023	November 2023	Agency Cell Phone Bill -November 2023	\$230.72	\$0.00		\$230.72

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
VICTORIA BONNERS VICTORIA BONNERS VICTORIA BONNERS	12/19/2023	12/12/2023	85685	Employee Reimbursement- Dental	\$2,525.00	\$0.00		\$2,525.00
	12/19/2023	12/7/2023	December 2023	Employee Reimbursement- Dental	\$114.00	\$0.00		\$114.00
				Totals for VICTORIA BONNERS: 2 invoice(s) listed.	\$2,639.00	\$0.00		\$2,639.00
				Totals for VERIZON: 1 invoice(s) listed.	\$230.72	\$0.00		\$230.72
Wielkotz & Company, LLC. Wielkotz & Company, LLC. Wielkotz & Company, LLC. Wielkotz & Company, LLC.	12/19/2023	12/1/2023	23-00085-03902	CFO Accounting Services Rendered Decemb	\$7,500.00	\$0.00		\$7,500.00
	12/19/2023	11/29/2023	23-00085-03893	CFO Accounting Additional Services Rende	\$2,850.00	\$0.00		\$2,850.00
	12/19/2023	11/29/2023	23-00085-03894	CFO Accounting Additional Services- Path	\$300.00	\$0.00		\$300.00
				Totals for Wielkotz & Company, LLC.: 3 invoice(s) listed.	\$10,650.00	\$0.00		\$10,650.00
Yvette Sanchez Yvette Sanchez	12/19/2023	11/28/2023	November 2023	Expense Reimbursement - November Board M	\$150.00	\$0.00		\$150.00
				Totals for Yvette Sanchez: 1 invoice(s) listed.	\$150.00	\$0.00		\$150.00
GRAND TOTALS:					\$858,690.55	\$0.00		\$858,690.55

Jersey City Redevelopment Agency Cash Requirements Report

12/15/2023 3:45:04PM

- 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 (12/17/2023 to 12/23/2023)
- Include all Post Statutes
- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
CME ASSOCIATES							
CME ASSOCIATES	12/19/2023	11/28/2023	0342370	Site Engineering- Bayfront Redevelopment-S	\$7,155.00	\$0.00	\$7,155.00
				Totals for CME ASSOCIATES:	\$7,155.00	\$0.00	\$7,155.00
CONSOLIDATED STEEL & ALUMINUM FENCE CO., INC							
CONSOLIDATED STEEL & ALUMINUM	12/19/2023	10/31/2023	K-27753	Furnished and Install High Fence Plus Gate &	\$82,285.00	\$0.00	\$82,285.00
				Totals for CONSOLIDATED STEEL & ALUMINUM FENCE CO., INC:	\$82,285.00	\$0.00	\$82,285.00
MCMANIMON, SCOTLAND & BAUMANN, LLC							
MCMANIMON, SCOTLAND & BAU	12/19/2023	11/7/2023	215857	Legal Services - Bayfront - Oct. 2023	\$4,320.00	\$0.00	\$4,320.00
MCMANIMON, SCOTLAND & BAU	12/19/2023	12/6/2023	217449	Legal Services - Bayfront General	\$2,345.38	\$0.00	\$2,345.38
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$6,665.38	\$0.00	\$6,665.38
NW FINANCIAL GROUP, LLC							
NW FINANCIAL GROUP, LLC	12/19/2023	12/6/2023	31017	Financial Advisory - Bayfront-Svcs Thru Octo	\$3,600.00	\$0.00	\$3,600.00
				Totals for NW FINANCIAL GROUP, LLC:	\$3,600.00	\$0.00	\$3,600.00
Wielkotz & Company, LLC.							
Wielkotz & Company, LLC.	12/19/2023	11/29/2023	23-00085-03895	CFO Accounting Additional Services-Bayf	\$4,000.00	\$0.00	\$4,000.00
				Totals for Wielkotz & Company, LLC.:	\$4,000.00	\$0.00	\$4,000.00
				GRAND TOTALS:	\$103,705.38	\$0.00	\$103,705.38

Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK

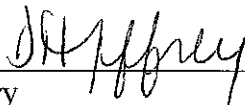
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- Report name: Invoice Due Today-INVESTORS
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: Next week (12/17/2023 to 12/23/2023)
- Include all Post Statutes
- Include all Invoices
- Include all Vendors
- Include these Banks: Investors - Bayfront
- Include all Invoice Attributes
- Include all Vendor Attributes

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of December 19, 2023 be approved as presented.



 Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated December 19, 2023

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Agency and the Phase I Redeveloper entered into a Second Amendment to the Phase 1 Redevelopment Agreement (the “**Phase 1 Second Amendment**”) on September 29, 2023; and

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

WHEREAS, pursuant to Section 1.03 of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 Second Amendment, the New Phase 1 Redeveloper is required to acquire the Phase 1 Property no later than December 29, 2023, which shall be amended to January 31, 2024; and

WHEREAS, pursuant to Section 2.15(a), (b), (c), (d), and (e) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 Second Amendment, the New Phase 1 Redeveloper is required to apply to the City for the Concourse West Temporary Construction and Permanent Maintenance Easement Agreement, Magnolia Street Plaza Temporary Construction and Permanent Maintenance Easement Agreement, Pavonia-Van Reipen Connector Public Easement Agreement, Public Access Easement Agreement, and the Phase 1 Street Extensions Easement Agreement no later than January 31, 2024, all of which shall be amended to April 30, 2024; and

WHEREAS, pursuant to Section 2.15(f) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 Second Amendment, the New Phase 1 Redeveloper is to transfer the Loading Dock Area to the Agency concurrently with the acquisition of the Phase 1 Property no later than December 29, 2023, which shall be amended to January 31, 2024; and

WHEREAS, pursuant to Section 2.15(f) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 Second Amendment, the New Phase 1 Redeveloper is to begin demolition, clearing and grading the Loading Dock Area no later than January 31, 2024, which shall be amended to February 29, 2024; and

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

WHEREAS, pursuant to Section 2.15(f) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 Second Amendment, if the New Phase 1 Redeveloper fails to commence demolition, by February 29, 2024, the Agency, in addition to its other remedies under the Phase 1 Redevelopment Agreement, may elect to enter upon the Property undertake or complete the demolition, clearing and grading the site, the cost of which shall be charged back to New Phase 1 Redeveloper, which shall be amended to May 31, 2024; and

WHEREAS, pursuant to Section 2.16(a) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 Second Amendment, Cultural Arts Fund Contribution shall be due concurrently with Phase 1 Redeveloper's acquisition of the property, but in no event later than December 29, 2023, which shall be amended to January 31, 2024; and

WHEREAS, pursuant to Section 2.16(a) of the Phase 1 Redevelopment Agreement, in the event that Phase 1 Redeveloper has not obtained title to the Property by December 29, 2023, the Redeveloper may elect to terminate this Phase 1 Redevelopment Agreement, which shall be amended to January 31, 2024; and

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

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

WHEREAS, pursuant to Resolution 23-06-14 adopted on June 14, 2023, the Agency authorized a First Amendment to the Phase 2 Redevelopment Agreement (the

“Phase 2 First Amendment”) extending the requirement that the Phase 2 Redeveloper acquire title to the Phase 2 Property by no later than June 30, 2023 to no later than September 30, 2023 and extending all corresponding deadlines and milestones by ninety (90) days; and

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

WHEREAS, the Agency and the Phase I Redeveloper entered into a Second Amendment to the Phase 2 Redevelopment Agreement (the **“Phase 2 Second Amendment”**) on September 29, 2023; and

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

WHEREAS, pursuant to Section 1.03 of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 Second Amendment, the New Phase 2 Redeveloper is required to acquire the Phase 2 Property no later than December 29, 2023, which shall be amended to January 31, 2024; and

WHEREAS, pursuant to Section 2.15(d) of the of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 Second Amendment, New Phase 1 Redeveloper will file the Subdivision Plan for Loading Dock Area concurrently with the closing of title on the property, but by no later than December 29, 2023, which shall be amended to January 31, 2024; and

WHEREAS, pursuant to Section 2.16(a) of the of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 Second Amendment, the Cultural Arts Fund Contribution is to be paid by the New Phase 1 Redeveloper under the Phase 1 Redevelopment Agreement concurrently with New Phase 1 Redeveloper’s acquisition of the Phase 1 Property, but in no event later than December 29, 2023, which shall be amended to January 31, 2024; and

WHEREAS, pursuant to Section 2.16(a) of the of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 Second Amendment, in the event that New Phase 1 Redeveloper and the New Phase 2 Redeveloper shall not have acquired the property by December 29, 2023, the New Phase 2 Redeveloper may elect to terminate the Phase 2 Redevelopment Agreement, which shall be amended to January 31, 2024; and

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

WHEREAS, the commencement date of construction, pursuant to the Phase 2 Second Amendment, is currently August 31, 2028, which shall be amended to November 30, 2028; and

WHEREAS, the completion date of construction, pursuant to the Phase 2 Second Amendment, is currently February 28, 2032, which shall be amended to May 31, 2032; and

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

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

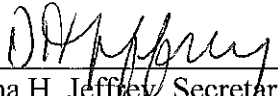
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby authorizes the Phase 1 Third Amendment and the Phase 2 Third Amendment as set forth herein.

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

Section 4. This Resolution shall take effect immediately.

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


Diana H. Jeffrey, Secretary

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