

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

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Public Meetings for their review and approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated January 25, 2024

<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 MEETING OF DECEMBER 19, 2023**

WHEREAS, the Board of Commissioners approved going into closed session at their meetings of January 25, 2024; 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 January 25, 2024

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING CONTRACT NO. 24-01-JF1 TO SILAGY CONTRACTING, LLC. 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 January 11, 2024, the Agency received two (2) bids in response to the RFB (the “Bids”), copies of which are on file with the Agency; and

WHEREAS, the Agency examined the bids and desires to award a contract to Silagy Contracting, LLC (“Silagy”), the lowest responsible bidder, to perform the Services for a period commencing on January 25, 2024 and expiring on January 31, 2025 in an amount not to exceed Eighty Four Thousand Eight Hundred and Sixty Five Dollars (\$84,865.00); and

WHEREAS, the Agency hereby certifies it has funds available to compensate Silagy 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 Board of Commissioners hereby awards a contract for the Services to Silagy for an amount not to exceed Eighty Four Thousand Eight Hundred and Sixty Five Dollars (\$84,865.00); based on the terms, conditions and rates set forth in Silagy’s bid for a term commencing on January 16, 2024 and expiring on January 31, 2025, which term may be extended by the Agency at its sole discretion pursuant to *N.J.S.A. 40A:11-15*.

Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver the contract awarded herein, together with such additions, deletions and/or modifications as deemed necessary or desirable by the Agency, in consultation with counsel.

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 Special Meeting of January 25, 2024.


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 AWARDING CONTRACT NO. 24-01-JF2 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 maintenance and upkeep services for such properties (the “**Services**”); and

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

WHEREAS, on January 11, 2024, the Agency receive 1 bid in response to the RFB (the “**Bids**”), copies of which are on file with the Agency; and

WHEREAS, the Agency examined the bids and desires to award a contract to Silagy Contracting, LLC (“**Silagy**”), the lowest responsible bidder, to perform the Services for a period commencing on January 16, 2024 and expiring on January 31, 2025 in an amount not to exceed One Hundred Twenty-One Thousand Six Hundred and Eighty Dollars (\$121,680); and

WHEREAS, the Agency hereby certifies it has funds available to compensate Silagy 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 Board of Commissioners hereby awards a contract for the Services to Silagy for an amount not to exceed One Hundred Twenty-One Thousand Six Hundred and Eighty Dollars (\$121,680); based on the terms, conditions and rates set forth in Silagy’s bid for a term commencing on January 25, 2024 and expiring on January 31, 2025, which term may be extended by the Agency at its sole discretion pursuant to *N.J.S.A. 40A:11-15*.

Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute and deliver the contract awarded herein, together with such additions, deletions and/or modifications as deemed necessary or desirable by the Agency, in consultation with counsel.

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 Special Meeting of January 25, 2024.


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. 24-01-JF3 WITH KASSIM HANDYMAN SERVICES, LLC FOR MAINTENANCE SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS

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 Agency owns properties within the City of Jersey City (the “**City**”) in furtherance of the goals and objectives of the Redevelopment Law; and

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

WHEREAS, Kassim Handyman Services, LLC (“**Kassim**”) submitted a quote to the Agency dated January 11, 2024 (the “**Quote**”) to provide the Services at all Agency owned properties for a total amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, the total amount of the Services was determined to be under the bid threshold established pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), and, therefore, the Agency solicited quotes for the Services in lieu of issuance of a bid solicitation; and

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

WHEREAS, the Agency desires to enter into a contract with Kassim (the “**Contract**”) to perform the Services as outlined in the Quote for a total amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) to be paid in accordance with the rates set forth in the Quote; and

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

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

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

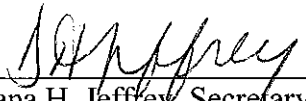
Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with Kassim to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date 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 Dollars (\$25,000.00), subject to the

terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of January 25, 2024.


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 THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 24-01-VB1 TO MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE PC TO PROVIDE SPECIALIZED SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") with responsibility for implementing redevelopment plans 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 furtherance of the goals and objectives of the Redevelopment Law 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, Matrix New World Engineering, Land Surveying and Landscape Architecture PC ("**Matrix**") submitted a proposal to the Agency dated January 8, 2024 (the "**Proposal**"), a copy of which is on file with the Agency, to provide a range of specialized services including redevelopment planning, master planning, project phasing and infrastructure planning; value engineering, including infrastructure estimates, review of technical design details and environmental and engineering elements; coordination with the City, Honeywell, designated redevelopers, and regulatory agencies such as NJDEP, NJDOT, and the US Army Corps of Engineers, all in connection with the redevelopment of the Redevelopment Area (the "**Services**"); and

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

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

WHEREAS, the Agency proposes to enter into a contract with the Matrix to continue to provide the Services in an amount not to exceed Ten Thousand Dollars (\$10,000.00) per month for a period not to exceed twelve (12) months, to be paid in accordance with the rates set forth in the Proposal; and

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

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

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

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

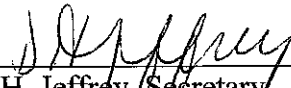
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the contract with Matrix to continue perform and complete the Services for an amount not to exceed Ten Thousand Dollars (\$10,000.00) per month for a period not to exceed twelve (12) months, payable at the rates set forth in the Proposal for a total amount not to exceed One Hundred Twenty Thousand Dollars (\$120,000.00), subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

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

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting on January 25, 2024.


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	✓			

EXHIBIT A

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Board of Commissioners of the Jersey City Redevelopment Agency (“**Agency**”)
FROM: Diana H. Jeffrey, Executive Director
DATE: January 25, 2024
SUBJECT: Extraordinary Unspecifiable Services for Services to be provided by Matrix New World Engineering, Land Surveying and Landscape Architecture PC (“**Matrix**”)

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

Firm: Matrix New World Engineering, Land Surveying and Landscape Architecture, PC
Cost: An amount not to exceed Ten Thousand Dollars (\$10,000.00) monthly for twelve (12) months, for a total not to exceed amount of One Hundred and Twenty Thousand Dollars (\$120,000.00).
Duration: Not to exceed twelve (12) months.
Purpose: Specialized Services including redevelopment planning and land disposition support for the Bayfront I Redevelopment Area.

1. **Provide a clear description of the nature of the work to be done.**
Matrix shall provide services, which include but are not limited to, redevelopment planning, including master planning; project phasing and infrastructure planning; value engineering, including infrastructure estimates, review of technical design details and environmental and engineering elements; coordination with the City of Jersey City, Honeywell, designated redevelopers, and regulatory agencies such as NJDEP, NJDOT, and the US Army Corps of Engineers.
2. **Describe in detail why the contract meets the provisions of the statute and rules.**
The Bayfront I Redevelopment Area is a site of over 100 acres, with a long history and a myriad of environmental, land use and development complexities. Matrix’s expertise and extensive experience in civil and environmental engineering will allow Matrix the ability to manage planning, engineering and architectural concepts and assist the Agency with the development of utilities, roadways, traffic improvements, flood resiliency/fill and public open spaces in the Bayfront I Redevelopment Area.
3. **The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:**

The performance of the services Matrix will provide cannot reasonably be described by written specification because the Agency needs a contractor with specialized skills including, but not limited to, project management skills, engineering and planning experience, environmental and civil engineering expertise to include utilities, roadways, traffic improvements, flood resiliency/fill and public open spaces. Matrix has been actively involved in the Bayfront project, assisting with the design of the Bayfront bulkhead and is uniquely situated to provide the necessary support to the Agency as described in the Proposal.

4. Describe the informal solicitation of quotations:

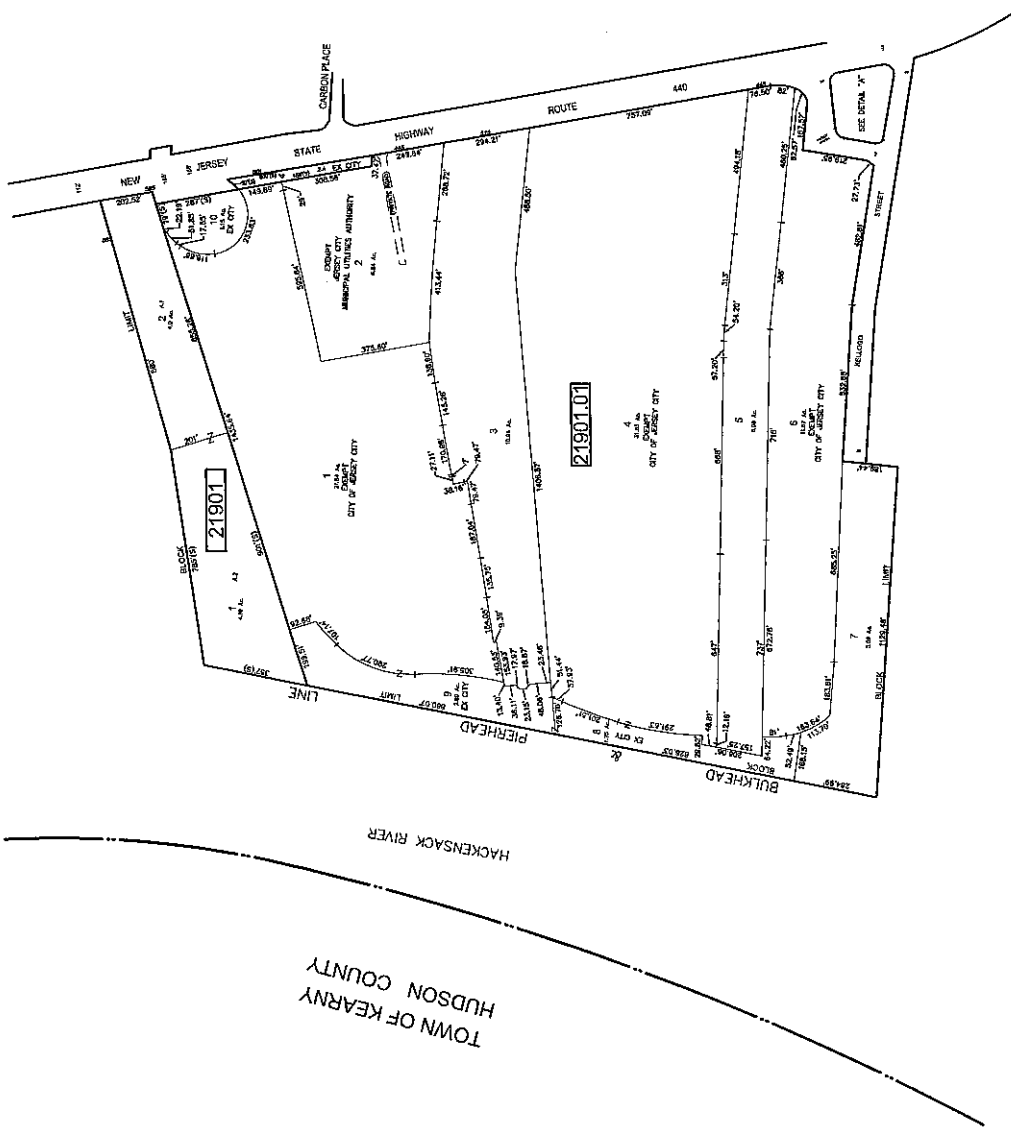
Matrix's extensive and active involvement in the Bayfront project assisting with the design of the Bayfront bulkhead makes it uniquely situated to provide the necessary support to the Agency. Matrix's understanding of the Agency priorities, as well as the complex governance, regulatory, and transactional environment that involves coordination with the City of Jersey City, Honeywell, designated redevelopers, and the wide range of complex regulatory issues that need to be addressed make the award of this contract critical to maintain a very aggressive schedule and avoid the costs of duplicating efforts and onboarding another firm that lacks such experience. As a result, solicitation of other consultants would not benefit the Agency or the project.

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

Respectfully,

Name: Diana H. Jeffrey
Title: Executive Director

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



SEE SHEET 261

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 ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY. 07748

[illegible]

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH GND PACIFIC HOLDINGS, LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 21509, LOT 3, COMMONLY KNOWN AS 33 PACIFIC AVENUE, WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City designated an area known as the Canal Crossing Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted a redevelopment plan for the Redevelopment Area, entitled the “Canal Crossing Redevelopment Plan” dated January 28, 2009 in order to effectuate the redevelopment of the Redevelopment Area (as has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, GND Pacific Holdings, LLC (the “**Redeveloper**”) is the owner of property located within the Redevelopment Area identified on the official tax maps of the City as Block 21509, Lot 3, and commonly known as 33 Pacific Avenue (the “**Property**”); and

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

WHEREAS, on June 20, 2023, the Agency adopted Resolution No. 23-06-7 designating GND Pacific Holdings, LLC as the “Redeveloper” of the Property as such term is defined in *N.J.S.A. 40A:12A-3*, conditioned, in part, on Redeveloper entering into a redevelopment agreement with the Agency on or before June 30, 2024; and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Property a mixed-use 8-story building totaling approximately 118,000 square feet including an approximately 1,100 square foot residential lobby, approximately 10,000 square feet of retail space, approximately 12,700 square feet of space for parking, approximately 5,000 square feet of recreational rooftop space, and approximately 90,000 square feet of residential space including ninety-nine (99) residential units, comprised of approximately four (4) studios, thirty-nine (39) one bedroom units at 725 square feet, forty three (43) two bedroom units at 980 square feet, and thirteen (13) three bedroom units at 1,250 square feet, of which 15% (fifteen (15) units) will be

affordable housing units, together with onsite and offsite improvements and in accordance with the Redevelopment Plan (collectively, the "**Project**"); and

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

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 GND Pacific Holdings, LLC as the redeveloper of the Property.

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

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

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of January 25, 2024.


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
EXECUTION OF A REDEVELOPMENT AGREEMENT AND A
PURCHASE AND SALE AGREEMENT WITH GRAND JERSEY
GROUP, LLC AS THE REDEVELOPER OF PROPERTY
IDENTIFIED AS BLOCK 15801, LOT 3.02 WITHIN THE GRAND
JERSEY REDEVELOPMENT AREA**

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

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

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

WHEREAS, the Agency owns property identified as Block 15801, Lot 3.02 on the tax maps of the City and generally located at the southerly terminus of the developed Monmouth Street, to the west of the Jersey City Medical Center, and to the east of Route 78 (the “**Property**”), which is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, Grand Jersey Group, LLC (the “**Redeveloper**”) proposes to consolidate Blocks 5 and 6 of the Redevelopment Plan, as depicted on the Block Identification Plan for the Redevelopment Plan and construct a mixed-use building consisting of approximately 1,000,000 total square feet and including approximately 501,672 square feet of gross residential space with approximately 515 rental apartments, approximately 30,000 square feet of ground floor retail space, approximately 225,000 square feet of flex commercial space, and up to 720 parking spaces, as well as include improvements and extensions of roads, sidewalks and utilities for the development and access to the Jersey Avenue Light Rail Station, creation of the Grand Street Redevelopment from Morris Street to Park View Avenue to enhance transportation options, transform approximately 900 square feet of frontage of Jersey Avenue from surface parking to neighborhood retail amenities, and provide restaurant and retail parking for accessibility to large groups (collectively, the “**Project**”); and

WHEREAS, the Agency now wishes to designate the Redeveloper as the Redeveloper of the Project and 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 and to enter into a purchase and sale agreement (the **"Purchase and Sale Agreement"**) for **THIRTY MILLION DOLLARS (\$30,000,000.00)**; and

WHEREAS, the Agency desires to authorize the sale of the Property to the Redeveloper, the execution of a Redevelopment Agreement, and the execution of the Purchase and Sale Agreement and authorize certain other actions and determinations in connection therewith,

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

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

Section 2. The Board of Commissioners hereby designates Grand Jersey Group, LLC as redeveloper of the Property.

Section 3. (a) The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Redevelopment Agreement and Purchase and Sale Agreement, in substantially the form on file with the Agency, 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 and Purchase and Sale Agreement, along with any other necessary documents and/or agreements between the Agency and/or the City and/or the Redeveloper, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

Section 4. The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

Section 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 Special Meeting of January 25, 2024.

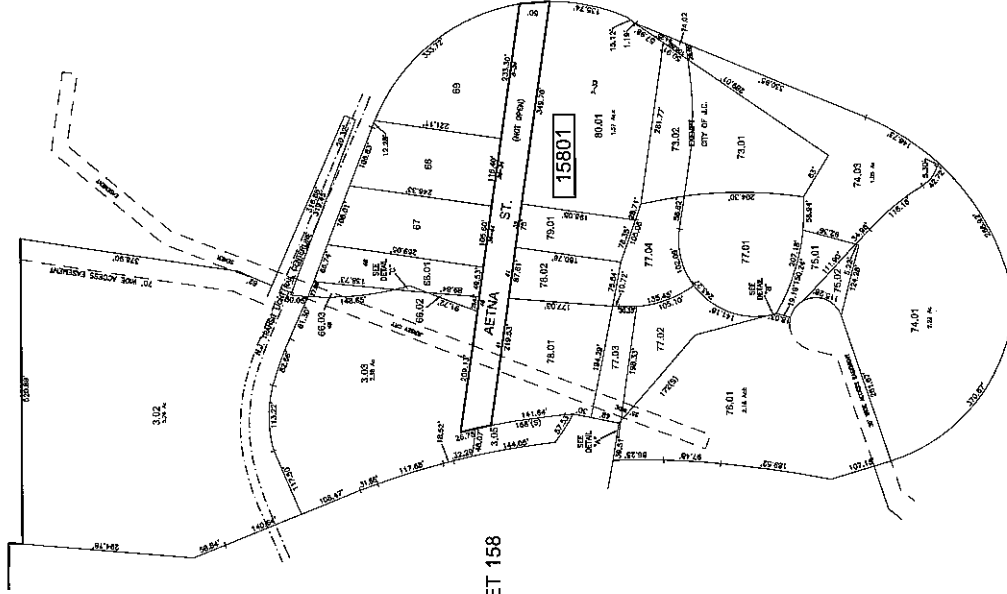

Diana H. Jeffrey, Secretary

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	REASON	LOT

SEE SHEET 140

SEE SHEET 158



SEE SHEET 158.04

SEE SHEET 158

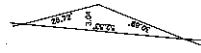
DETAIL "A"
SCALE: 1" = 20'



DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 20'



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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY
DATE: FEBRUARY 4, 2008
SCALE: 1" = 100'
ED CLAY
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. JAW-0000000000
HARRISON, NEW JERSEY
COMP: 0000000000

SEE SHEET 158

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FIRST AMENDMENT TO THE COLES STREET PARK ESCROW AGREEMENT FOR PROPERTY COMMONLY KNOWN AS COLES STREET PARK, WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) 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 Jersey Avenue Park Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and enacted the Jersey Avenue Park Redevelopment Plan as may be amended and supplemented from time to time (the “**Redevelopment Plan**”); and

WHEREAS, Coles Jersey Development Co., LLC and Coles Jersey Development Co. II, LLC (the “**Developer**,” as defined in the Coles Street Park Escrow Agreement (the “**Escrow Agreement**”)) are the owners of property within the Redevelopment Area; and

WHEREAS, pursuant to the provisions of the Redevelopment Law and in accordance with the Redevelopment Plan, the Agency undertook a program for the redevelopment of a portion of the Redevelopment Area on City Block 6004, Lot 1.03, Block 6005, Lot 13.04, and a portion of the 17th Street Right of Way as a public park, known as Coles Street Park (the “**Park Property**”); and

WHEREAS, the Park Property is currently owned by the Developer, but will be transferred to the City upon substantial completion; and

WHEREAS, the Redevelopment Plan requires that the developer of the Emerson District (as defined in the Redevelopment Plan) include as part of its phase one for any project the construction of the Park Property and to develop, finance and construct certain improvements on the Park Property, as approved by the City and Agency (the “**Park Improvements**”); and

WHEREAS, Emerson Leasing Co. I, LLC (the “**Park Redeveloper**” as defined in the Escrow Agreement) is responsible for the Park Improvements; and

WHEREAS, Planning Board Resolution P18-030, Decided on May 22, 2018 and Memorialized on June 19, 2018, granted Developer an Extension of Preliminary and Final Major Site Plan with Deviations, as same may be amended or restated by Developer from time-to-time (“**Park Approval**”), with the condition that Developer negotiate an agreement with the Agency with respect to the dedication of the Park Property to facilitate construction of the Park Improvements by the Park Redeveloper, the City, the Agency or third-parties (“**Condition of Approval**”); and

WHEREAS, the Redevelopment Law authorizes the Agency to arrange or contract for the planning, construction or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

WHEREAS, the Agency and the Developer engaged in such negotiations and entered into the Escrow Agreement to establish in greater detail their respective undertakings, rights, and obligations in connection with the dedication of the Park Property; and

WHEREAS, in connection with the implementation of the Park Improvements, the Park Redeveloper undertook certain environmental investigations and/or remediation activities on the Park Property under active New Jersey Department of Environmental Protection ("NJDEP") Program Interest Number 943461 (the "NJDEP Case #943461"); and

WHEREAS, the Agency and the Developer desire to amend the Park Escrow Agreement to modify the obligations for the Engineering and Institutional Controls; and

WHEREAS, the Park Escrow Agreement calls for the City to "be responsible for all Post-Remediation Soil Obligations, including any ongoing inspections, LSRP and/or NJDEP fees, biennial certifications, and/or other reporting"; and

WHEREAS, the Park Escrow Agreement also requires the creation of a Post-Remediation Soil Obligation Escrow to be paid by the Developer, which is intended to cover the "reasonably anticipated costs associated with Post-Remediation Soil Obligations" for the City; and

WHEREAS, the Parties have agreed that the Park Escrow Agreement shall be amended (the "**Amendment**") so the Park Redeveloper shall accept responsibility for, and the associated financial obligations for, the Post-Remediation Soil Obligations in lieu of those responsibilities being transferred to the City; and

WHEREAS, the Amendment shall transfer Post-Remediation Soil Obligations to the Park Redeveloper and eliminate the Post-Remediation Soil Obligation Escrow; and

WHEREAS, the Amendment will also require the parties to enter into an access agreement for the Park Redeveloper's entry into the Park Property following the transfer to the City in order to perform the Post-Remediation Soil Obligations required under the NJDEP Case #943461 a copy of which is annexed here to; and

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Amendment 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 3. The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

Section 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 Special Meeting of January 25, 2024.


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 24-01-RN1 WITH ADVANCED SCAFFOLD
SERVICES, LLC FOR SCAFFOLDING ON 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, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the Jersey City Redevelopment Agency (the “**Agency**”) owns various properties throughout the City of Jersey City (the “**City**”); 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 “**Site**”), located within the Journal Square 2060 Redevelopment Plan Area and governed by the Journal Square 2060 Redevelopment Plan; and

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

WHEREAS, the Agency has a need for heavy-duty scaffolding at the Site; and

WHEREAS, the total amount of the contract was determined to be under the bid threshold established pursuant to the LPCL and, therefore, the Agency solicited quotes for the rental of heavy-duty scaffolding in lieu of issuance of a bid solicitation; and

WHEREAS, Advanced Scaffold Services, LLC (“**Advanced**”) submitted Estimate #8008 (the “**Estimate**”) dated January 4, 2024 to the Agency with proposed costs for the rental of heavy-duty scaffolding for a term commencing as of January 1, 2024 and expiring on December 31, 2024 for a rental cost not to exceed One Thousand Two Hundred Dollars per month (\$1,200.00 per month), for a total contract amount not to exceed Fourteen Thousand Four Hundred Dollars (\$14,400.00), a copy of which is on file with the Agency; and

WHEREAS, the Agency desires to enter into a contract with Advanced (the “**Contract**”) to rent scaffolding as outlined in the Estimate for a total amount not to exceed Fourteen Thousand Four Hundred Dollars (\$14,400.00) to be paid in accordance with the rates set forth in the Estimate; and

WHEREAS, the Agency certifies that funds are available for the costs of the Contract.

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.

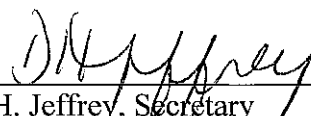
Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with Advanced to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the agreement, whichever is earlier, payable at the rates set forth in the Estimate for a total amount not to exceed \$14,400.00, 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 the Contract and any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting on January 25, 2024.


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 FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENTS WITH 808 PAVONIA PHASE I OWNER, LLC AND WITH 808 PAVONIA PHASE II OWNER, LLC FOR PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 10601, LOTS 38 AND 39 AND BLOCK 9404, LOTS 34, 35, AND 41, COMMONLY KNOWN AS 813 PAVONIA AVENUE, 270 MAGNOLIA AVENUE, 808 PAVONIA AVENUE, 132-140 VAN REIPEN AVENUE, AND 12 BRYAN PLACE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT 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, became 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 Phase I Redeveloper entered into a Third Amendment to the Phase 1 Redevelopment Agreement (the "**Phase 1 Third Amendment**") on December 28, 2023; and

WHEREAS, the Contract of Sale between the New Phase I Redeveloper and 808 LLC has been terminated; and

WHEREAS, the New Phase I Redeveloper seeks to reinstate the Contract of Sale with 808 LLC and has requested that the Agency authorize and enter into a Fourth Amendment to the Phase I Redevelopment Agreement, to extend the milestones and deadlines therein; and

WHEREAS, the Agency and the New Phase 1 Redeveloper desire to enter into a Fourth Amendment to the Phase 1 Redevelopment Agreement (the "**Phase 1 Fourth 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 Third Amendment, the New Phase 1 Redeveloper is required

to acquire the Phase 1 Property no later than January 31, 2024, which shall be amended to February 29, 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 Third 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 April 30, 2024, all of which shall be amended to May 31, 2024; and

WHEREAS, pursuant to Section 2.15(f) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 Third 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 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, Agreement, as amended by the Phase 1 Third Amendment, the New Phase 1 Redeveloper is to begin demolition, clearing and grading the Loading Dock Area no later than February 29, 2024, which shall be amended to March 30, 2024; and

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

WHEREAS, pursuant to Section 2.15(f) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 Third Amendment, if the New Phase 1 Redeveloper fails to commence demolition, by March 31, 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 April 30, 2024; and

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

WHEREAS, pursuant to Section 2.16(a) of the Phase 1 Redevelopment Agreement, as amended by the Phase 1 Third Amendment in the event that Phase 1 Redeveloper has not obtained title to the Property by January 31, 2024, the Redeveloper

may elect to terminate this Phase 1 Redevelopment Agreement, which shall be amended to February 29, 2024; and

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

WHEREAS, the completion date of construction, pursuant to the Phase 1 Third Amendment, is currently November 1, 2028, which shall be amended to December 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 II 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 Phase II Redeveloper entered into a Third Amendment to the Phase 2 Redevelopment Agreement (the "**Phase 2 Third Amendment**") on December 28, 2023; and

WHEREAS, the Contract of Sale between the New Phase II Redeveloper and 808 LLC has been terminated; and

WHEREAS, the New Phase II Redeveloper seeks to reinstate the Contract of Sale with 808 LLC; and therefore; has requested that the Agency authorize and enter into a Fourth Amendment to the Phase II Redevelopment Agreement, to extend the milestones and deadlines therein; and

WHEREAS, the Agency and the New Phase 2 Redeveloper desire to enter into a Fourth Amendment to the Phase 2 Redevelopment Agreement (the "**Phase 2 Fourth 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 Third Amendment, the New Phase 2 Redeveloper is required to acquire the Phase 2 Property no later than January 31, 2024, which shall be amended to February 29, 2024; and

WHEREAS, pursuant to Section 2.15(d) of the of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 Third 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 January 31, 2024, which shall be amended to February 29, 2024; and

WHEREAS, pursuant to Section 2.16(a) of the of the Phase 2 Redevelopment Agreement, as amended by the Phase 2 Third 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 January 31, 2024, which shall be amended to February 29, 2024; and

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

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

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

WHEREAS, the completion date of construction, pursuant to the Phase 2 Third Amendment, is currently May 31, 2032, which shall be amended to June 30, 2032; and

WHEREAS, the respective development timetables in the Phase 1 Fourth Amendment and Phase 2 Fourth 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 Fourth Amendment and the Phase 2 Fourth 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 Fourth Amendment and the Phase 2 Fourth Amendment, in substantially the forms on file with the Agency,

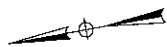
together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with counsel, and any and all other documents necessary or desirable to effectuate this Resolution, Phase 1 Fourth Amendment, and the Phase 2 Fourth Amendment.

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 Special Meeting held on January 25, 2024


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.	✓			
MaryPat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			



SEE SHEET 78

LIBERTY AVENUE

NEWARK

HERBERT PLACE

KENNEDY

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STREET

COTTAGE

BRYAN PLACE

TONNELE AVENUE

BROADWAY 2

VAN REIPEN AVENUE

BOULEVARD

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=40' AUGUST 1, 2008

RICHARD A. MORALE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07746

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

DATE	BY	REVISIONS	LOT
10/20/2010	CHARLES A. ANDERSON	34954	9404
08/12/2010	ED CLAY	24852	

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 24-01-RN2 WITH LINKED BY AIR STUDIO LLC
FOR BUILDING SIGNAGE AND WAYFINDING 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, pursuant to the Redevelopment Law, the City adopted a redevelopment plan known as the Journal Square 2060 Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the area designated by the City as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Plan Area**”); and

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

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

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

WHEREAS, the Agency has entered into a series of contracts with the Centre national d’art et de culture Georges Pompidou 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 building signage and wayfinding services at 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, on January 17, 2023, by Resolution No. 23-01-9, the Agency authorized the award of Contract No 23-01-RN3 (the “**2023 Contract**”) with Linked By Air Studio LLC (“**Linked by Air**”) to perform the Services for an amount not to exceed Two Hundred Fourteen Thousand Six Hundred Thirty Dollars (\$214,630.00); and

WHEREAS, Linked by Air has billed the Agency Seventy Thousand Nine Hundred Forty-Two Dollars and Fifty-One Cents (\$70,942.51) under the 2023 Contract; and

WHEREAS, Linked by Air Studio submitted a detailed proposal to complete the balance of the Services; and

WHEREAS, the Agency wishes to authorize Contract 24-01-RN2 with Linked by Air (the “**2024 Contract**”) to complete the Services for an amount not to exceed One Hundred Forty-Three Thousand Six Hundred Eighty-Seven Dollars and Forty-Nine Cents (\$143,687.49), which is the remaining balance of the 2023 Contract; and

WHEREAS, the 2024 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 2024 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.

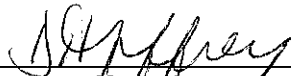
Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the 2024 Contract with Linked by Air to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the 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 One Hundred Forty-Three Thousand Six Hundred Eighty-Seven Dollars and Forty-Nine Cents (\$143,687.49), 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 Special Meeting on January 25, 2024.


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 FIRST AMENDMENT TO CONTRACT NO. 23-10-RN20 WITH TETRA TECH ENGINEERS, ARCHITECTS, AND LANDSCAPE ARCHITECTS P.C. D/B/A COSENTINI ASSOCIATES FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SERVICES, FOR PROPERTY IDENTIFIED AS BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

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

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

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

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

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

WHEREAS, the Agency 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 mechanical, electrical, plumbing and fire protection services for the Property ("**Services**"); and

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

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

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

WHEREAS, on December 21, 2021 by Resolution No. 21-12-16, the Agency awarded a contract to Cosentini for MEP/FP Services for Four Hundred Ninety Thousand Dollars (\$490,000.00) (the "**2021 Contract**") and thereafter Cosentini and the Agency entered into the 2021 Contract; and

WHEREAS, Cosentini invoiced One Hundred Ninety-Seven Thousand Dollars (\$197,000.00) for the Services performed pursuant to the 2021 Contract; and

WHEREAS, on September 11, 2023, Cosentini submitted a proposal to the Agency to continue to perform the Services outlined in the 2021 Contract, for an amount not to exceed Two Hundred Ninety-Three Thousand Dollars (\$293,000.00), which is the balance of fees authorized under the 2021 Contract, and to provide additional services (the "**2023 Proposal**"), which also includes production of drawings in Revit in lieu of AutoCAD (the "**2023 Services**") for an amount not to exceed Forty-Eight Thousand Six Hundred Nineteen Dollars (\$48,619.00); and

WHEREAS, on November 28, 2023, the Board of Commissioners approved Resolution 23-11-18, authorizing a professional services contract with Cosentini (the "**2023 Contract**") to perform the 2023 Services, for a total amount not to exceed Three Hundred Forty-One Thousand Six Hundred Nineteen Dollars (\$341,619.00), to be paid in accordance with the rates set forth in the 2021 Contract and the 2023 Proposal; and

WHEREAS, subsequent to the authorization of the 2023 Contract, Cosentini has submitted an additional proposal as outlined in the proposal on file with the Agency (the "**Additional Proposal**") to the Agency to perform further additional services ("**Additional Services**") in the amount of Two Hundred Thirty-Two Thousand Seven Hundred Sixty-Two Dollars (\$232,762.00), based upon the design changes to the Project; and

WHEREAS, the Agency desires to amend the 2023 Contract (the "**First Amendment**") to authorize Cosentini to perform the Additional Services, for a total

amount of additional fees and reimbursable expenses not to exceed Two Hundred Thirty-Two Thousand Seven Hundred Sixty-Two Dollars (\$232,762.00) for the Additional Services, so that the new total amount of the 2023 Contract, as amended, shall not exceed Five Hundred Seventy-Four Thousand Three Hundred Eighty-One Dollars (\$574,381.00); and

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

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

WHEREAS, notice of the award of the First Amendment shall be published in a newspaper of general circulation in accordance with *N.J.S.A.* 40A:11-5(1)(a)(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 First Amendment to the 2023 Contract with Cosentini to perform and complete the Additional Services for a term to expire upon completion of the 2023 Services and the Additional Services and all related tasks, or twelve (12) months after the effective date of the 2023 Contract, whichever is earlier, payable in accordance with the rates set forth in the Proposal for a total amount not to exceed Five Hundred Seventy Four Thousand Three Hundred Eighty One Dollars (\$574,381.00) 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 First Amendment 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 First Amendment to the 2023 Contract in a newspaper of general circulation in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i).

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting on January 25, 2024.


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 CORRECTED 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 Plan Area (the "**Redevelopment Plan Area**") as an area in need of redevelopment; and

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

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

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

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

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

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

WHEREAS, in furtherance of the goals and objectives of the 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 correct the total amount reflected in Resolution No. 23-11-12 shall be paid monthly, which shall not exceed Two Hundred Ten Thousand Two Hundred Seventy-Six Dollars (\$210,276.00) for the year; and

WHEREAS, Resolution No. 23-12-14 is null and void,

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 a monthly rate of Seventeen Thousand Five Hundred and Twenty-Three Dollars (\$17,523.00) and not to exceed Two Hundred Ten Thousand Two Hundred Seventy-Six Dollars (\$210,276.00) for the year. Such compensation shall also include not to exceed Twenty Thousand Dollars (\$20,000.00) for independent selected change order reviews over Fifty Thousand Dollars (\$50,000.00) as set forth in EPS's

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 Special Meeting of January 25, 2024.


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	✓			

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SEE SHEET 121

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

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
1 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748**

SHOW CONDITIONS AS OF DECEMBER 2022

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
DISBURSEMENT TO VILLA ALBERTINE IN CONNECTION
WITH THE REDEVELOPMENT OF 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 Plan Area (the “**Redevelopment Plan Area**”); and

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

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

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

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

WHEREAS, Villa Albertine provides cultural services with the French Embassy (“**Villa Albertine**”); and

WHEREAS, as part of the undertaking of the Pathside Museum Project, the Agency, Centre Pompidou, Hudson County Community College, and the City, together with Villa Albertine have determined to coordinate a program on March 1, 2024, called the Night of Ideas (the “**Program**”); and

WHEREAS, the Program is a multidisciplinary event involving exhibitions, debates, panels, performances, music and screenings, with 9 workshops and 4 performances; and

WHEREAS, the Program will focus on urban issues in the City in 2024, with Hudson County Community College students playing a major role, and with multiple panel discussions taking place throughout the evening featuring scholars from universities in Jersey City and New Jersey along with workshops for young adults in collaboration with the Jersey City Free Public Library and Jersey City schools; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-39(b)* and (f) and *N.J.S.A. 40A:12A-8(n)*, the Agency has the power to aid and cooperation in connection with redevelopment projects; and

WHEREAS, the Agency wishes to authorize a payment in the amount not to exceed Twenty Thousand Dollars (\$20,000) to Villa Albertine (the “**Payment**”) to provide partial funding for technical costs and related services in connection with the Program all as set forth in a proposal on file with the Agency (“**Proposal**”); and

WHEREAS, the Agency certifies there are funds available to fund the Payment; and

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 effectuate the Payment in accordance with the Proposal for a total amount not to exceed Twenty Thousand Dollars (\$20,000), execute and deliver all required agreements in accordance with applicable law, 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 Payment and this Resolution, all in accordance with the Redevelopment Law, and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 3. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting on January 25, 2024.


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 SECOND AMENDMENT TO THE FUNDING AGREEMENT WITH DAE DEVELOPMENT 1 LLC, FOR THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS 54 JOURNAL SQUARE THE LOEW'S JERSEY THEATRE LOCATED 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 adopted a redevelopment plan known as the Journal Square 2060 Redevelopment Plan (as amended and as may be further amended and supplemented from time to time, the "**Redevelopment Plan**") to effectuate and regulate the redevelopment of the area designated by the City as the Journal Square 2060 Redevelopment Plan Area (the "**Redevelopment Plan Area**"); and

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

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

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

WHEREAS, on August 15, 2023, the Agency approved Resolution 23-08-12, amending the Funding Agreement (the "**First Amendment**") and authorizing an increase in the Development Cost Budget Amount by \$2 million, for a total of \$9.5 million; and

WHEREAS, is now necessary to further amend the Funding Agreement (the "**Second Amendment**") in order to increase Development Cost Budget Amount by \$5 million, for a total of \$14.5 million; and

WHEREAS, the additional \$5 million will be used for construction activities and payment of required insurance premiums through March 30, 2024; and

WHEREAS, in accordance with *N.J.S.A. 40A:12-8f*, the Agency affirms its finding that the Property could not be redeveloped but for the provision of financial assistance, or would not

be undertaken in its intended scope without the provision of financial assistance described in the Financial Agreement as increased hereby,

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

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

Section 2. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the Second Amendment to the Funding Agreement Redeveloper, in a form acceptable to the Agency in consultation with counsel.

Section 3. This Resolution shall take effect immediately.

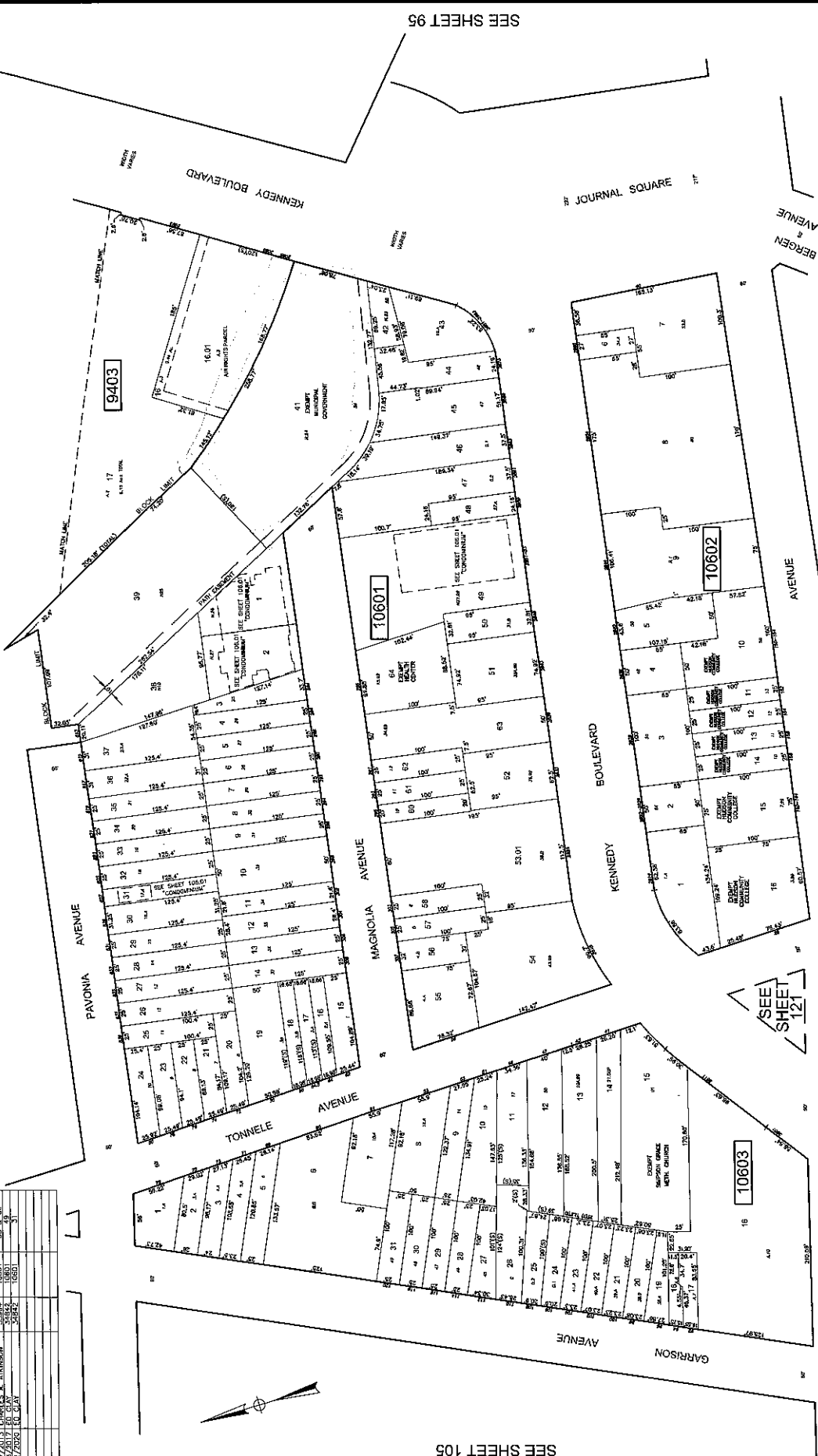
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of January 25, 2024.


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.	✓			
MaryPat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

DATE	BY	REVISIONS	BLOCK	LOT
07/20/13	CHARLES A. MORRISON	0001	53	8, 39
07/20/13	ED O'NEILL	0002	53	9
12/20/09	ED O'NEILL	0003	53	3

SEE SHEET 94



TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50' AUGUST, 2009
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY 07045

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 (CADD) AND COORDINATE GEOMETRY.

ART - C04E2402797300

SEE SHEET 120

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

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

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

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

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

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

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

WHEREAS, by Resolution No. 23-03-15 adopted on March 21, 2023, the Agency extended Conditional Redeveloper's designation as redeveloper of the Theatre until December 31, 2023, subject to the Executive Director's discretion to extend for an additional sixty days, which was exercised; and

WHEREAS, DAE LJC DEV MGR LLC (an affiliate of the Conditional Developer) ("**Managing Member**") and the Jersey City Economic Development Corporation (the "**JCEDC**")

formed the Loew's Jersey City Project LLC (the "**Ground Lessee**") to undertake the redevelopment of the Property as redeveloper and Ground Lessee; and

WHEREAS, the Ground Lessee is a limited liability company managed by a Managing Member with resources and a team of experts in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance, and real estate development necessary to effectuate the redevelopment of the Property in accordance with the Redevelopment Plan; and

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

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

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

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

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

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

WHEREAS, the Agency adopted Resolution No. 23-11-17 on November 28, 2023, which authorized the execution of the Ground Lease; and

WHEREAS, the Agency and the Ground Lessee have since negotiated additional terms that require the Board to reauthorize the execution of the Ground Lease; and

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

WHEREAS, this resolution supersedes Resolution No. 23-11-17,

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

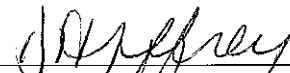
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

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

Section 3. The Chair, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with Counsel to the Agency.

Section 4. This Resolution shall take effect immediately.

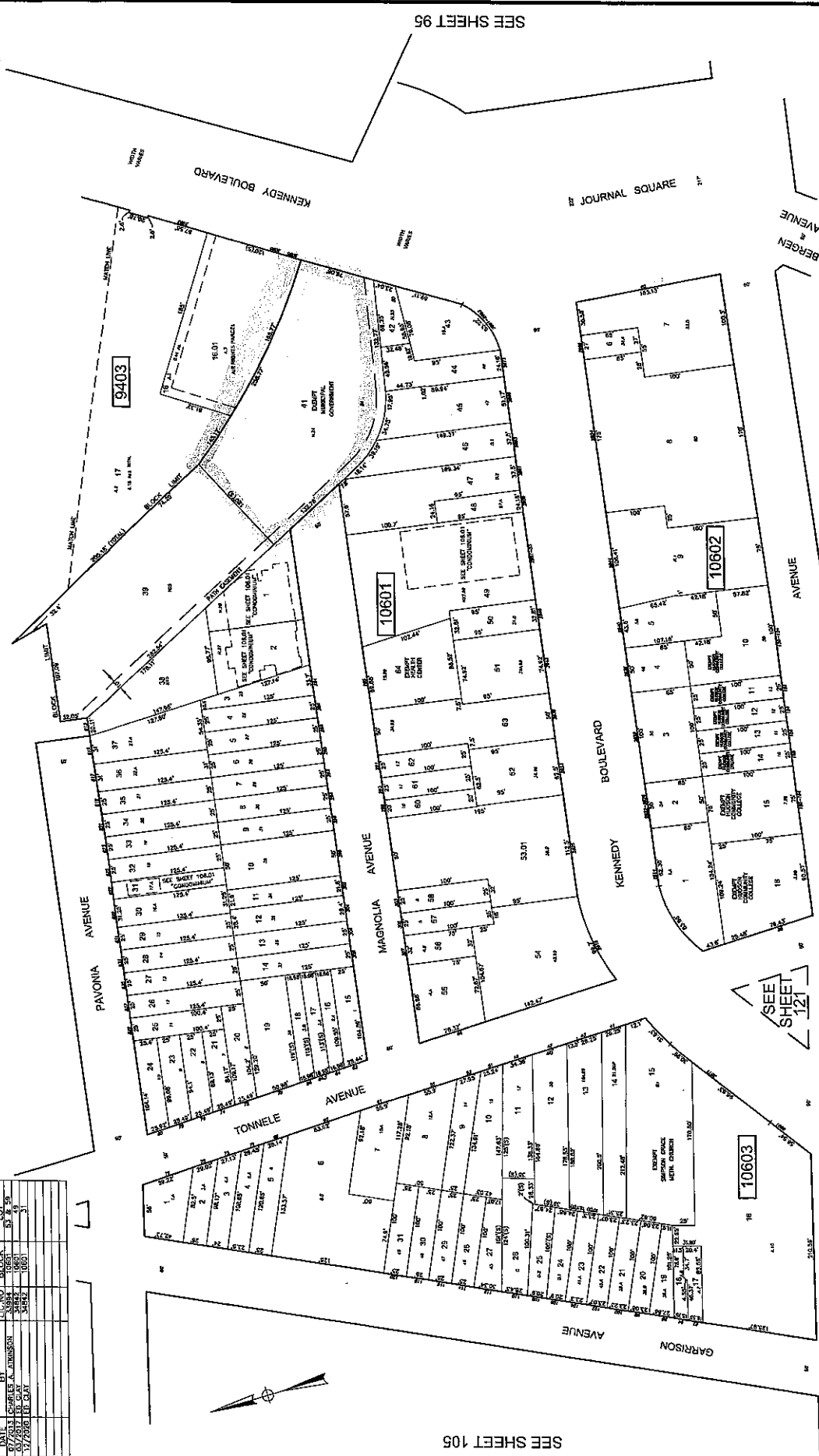
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting of January 25, 2024.


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.	✓			
MaryPat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

DATE	BY	REVISIONS	LOT
07/20/11	CHARLES A. ANDERSON	10601	53 & 55
07/20/11	LOU GAT	10602	11
11/29/09	LOU GAT	10603	31

SEE SHEET 94



SEE SHEET 105

TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
11 TINDALL ROAD, WILMINGTON TOWNSHIP
NEW JERSEY, 07748

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

SEE SHEET 121

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING (CAD) SOFTWARE AND COORDINATE GEOMETRY.
JRW - 0248404273309

SEE SHEET 120

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO CONTRACT 23-03-RN6 WITH MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, PC FOR CIVIL ENGINEERING AND GEOTECHNICAL ENGINEERING SERVICES FOR THE PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established by the City of Jersey City (the “**City**”) 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 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 Area and governed by the Journal Square 2060 Redevelopment Plan; and

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

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

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

WHEREAS, in order to undertake the Pathside Museum Project, the Agency determined it has a need for civil engineering and geotechnical engineering services for the Property (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, on March 21, 2023, by Resolution No. 23-SP03-13 Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. (“**Matrix**”) was authorized to enter into Contract No.23-03-RN8 with the Agency to perform the Services in an amount not to exceed Fifty-One Thousand Eight Hundred Fifty Dollars (\$51,850) (“**2023 Contract**”), and thereafter the Matrix and the Agency entered in the 2023 Contract; and

WHEREAS, pursuant to *N.J.S.A. 19:44A-20.4 et seq.*, by Resolution No. 22-09-3 adopted on September 20, 2022, the Agency qualified Matrix to perform professional engineering services in all project areas; and

WHEREAS, on January 18, 2024, Matrix submitted a detailed proposal to the Agency to perform additional services as outlined in the proposal on file with the Agency (the “**Additional Services Proposal**”) which includes additional costs required to perform the Services, specifically costs for services in connection with certain probe work on the properties surrounding the Property that must be done on weekends and will require overtime to be paid (“**Additional Services**”); and

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

WHEREAS, the Agency desires to amend the 2023 Contract (the “**First Amendment**”) to authorize Matrix to perform the Additional Services, for a total amount of additional fees and reimbursable expenses not to exceed Seven Thousand Five Hundred Dollars (\$7,500) for the Additional Services, so that the new total amount of the 2023 Contract shall not exceed Fifty Nine Thousand Three Hundred Fifty Dollars (\$59,350); 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,

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.

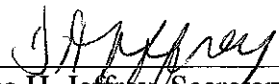
Section 2. The Board of Commissioners hereby authorizes the First Amendment and authorizes Matrix to perform and complete the Additional Services for a total additional amount not to exceed Seven Thousand Five Hundred Dollars (\$7,500), and such that the total amount of the 2023 Contract, as amended, shall not exceed Fifty Nine Thousand Three Hundred Fifty Dollars (\$59,350), 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 Special Meeting on January 25, 2024.


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	✓			

HOMESTEAD
PLACE

SEE SHEET 96

SEE SHEET 106

SEE SHEET 108

MAPH - CDA/245427873300

TAX MAP

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

SCALE: 1"=50' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.

T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07746

DO NOT WRITE IN THESE SPACES

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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 established by the City of Jersey City (the “City”) pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”) with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the 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 wishes to enter into professional services agreements with each of the qualified legal service providers for a term of one (1) year in accordance with the rates set forth in the respective proposals submitted by each legal service provider, and each contract not to exceed the following amounts:

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

WHEREAS, the Legal Services are of a professional nature as to come within the purview of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, as being a contract for providing of professional services and is therefore exempt from public bidding; 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 as follows:

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

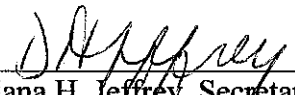
Section 2. The above-listed firms are hereby approved and qualified for one (1) year from the date hereof to enter into professional services agreement(s) with the Agency to provide the Legal Services as identified in the RFQ.

Section 3. The Board of Commissioners hereby authorizes a professional services agreement for a term of one (1) year, payable at the rates set forth in the RFQ for the following firms, Eric M. Bernstein & Associates, LLC; Spiro Harrison & Nelson; Kinney, Lisovicz, Reilly & Wolff PC; Florio Kenny Raval, LLP; McManimon, Scotland & Baumann, LLC; Schenck, Price, Smith & King, LLP; The Hickerson-Breedon Law Firm, PC; Dilworth Paxson, LLP ; Apruzzese, McDermott, Mastro & Murphy, P.C.; in response to the RFQ, and for a contract amount not to exceed Two Hundred and Seventy-Five Thousand Dollars (\$275,000.00) for non-escrow related service and excluding fees paid from bond proceeds. Fees paid from bond proceeds shall be as set forth in the proposal submitted and reviewed and approved, as appropriate, with all other costs of issuance. Services paid through escrows will be in accordance with the professional services agreement.

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

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 Special Meeting of January 25, 2024.


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 JANUARY 25, 2024**

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

January 25, 2024

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of January 25, 2024 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 January 25, 2024

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	1/16/2024	1/8/2023	7134	Property Renewal Ins. - 199 Stegmen Street	\$300.00	\$0.00		\$300.00
				Totals for Acrisure NJ Partners Insurance Services LLC:	\$300.00	\$0.00		\$300.00
				1 invoice(s) listed.				
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES I	1/16/2024	12/21/2023	December 2023-63	Scaffold Services at 84 Sip Avenue-December	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$1,200.00	\$0.00		\$1,200.00
				1 invoice(s) listed.				
AFLAC								
AFLAC	1/16/2024	1/1/2023	January 2024	Employee Deductions per Payroll - January 2	\$283.56	\$0.00		\$283.56
				Totals for AFLAC:	\$283.56	\$0.00		\$283.56
				1 invoice(s) listed.				
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	1/16/2024	12/1/2023	6881	Misc Non-Grant Support Services-Oct 30-NO	\$560.00	\$0.00		\$560.00
BROWNFIELD REDEVELOPMENT S	1/16/2024	12/1/2023	6880	Morris Canal - Greenway EPA Multipurpose C	\$1,610.00	\$0.00		\$1,610.00
BROWNFIELD REDEVELOPMENT S	1/16/2024	12/1/2023	6879	Support Services for Grand Jersey Oct. 30-No	\$1,150.00	\$0.00		\$1,150.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$3,320.00	\$0.00		\$3,320.00
				3 invoice(s) listed.				
CANOPY								
CANOPY	1/16/2024	12/26/2023	33773	Centre Pompidou - Hotel Reservations for Oc	\$1,494.00	\$0.00		\$1,494.00
				Totals for CANOPY:	\$1,494.00	\$0.00		\$1,494.00
				1 invoice(s) listed.				
CASH								
CASH	1/16/2024	1/11/2024	January 2024	Petty Cash Replenishment	\$481.82	\$0.00		\$481.82
				Totals for CASH:	\$481.82	\$0.00		\$481.82
				1 invoice(s) listed.				
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	1/16/2024	12/14/2023	Dec 2023	Expense Reimbursement - Bayfront Holiday D	\$165.69	\$0.00		\$165.69
CHRISTOPHER FIORE	1/16/2024	12/15/2023	Dec 2023	Expense Reimbursement - Staff Holiday Dinn	\$950.00	\$0.00		\$950.00
CHRISTOPHER FIORE	1/16/2024	12/21/2023	Dec 2023	Expense Reimbursement - Travel to & from M	\$38.32	\$0.00		\$38.32
CHRISTOPHER FIORE	1/16/2024	12/27/2023	Dec 2023	Expense Reimbursement - Zoom	\$93.70	\$0.00		\$93.70
				Totals for CHRISTOPHER FIORE:	\$1,247.71	\$0.00		\$1,247.71
				4 invoice(s) listed.				

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
COMCAST								
COMCAST	1/16/2024	12/16/2023	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$212.26	\$0.00		\$212.26
COMCAST	1/16/2024	12/31/2023	8499 05 354 4361702	Internet Service at 39 Kearney Ave.	\$570.73	\$0.00		\$570.73
				Totals for COMCAST: 2 invoice(s) listed.	\$782.99	\$0.00		\$782.99
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	1/16/2024	12/29/2023	Jan-24	Monthly Maintenance Fee Dec. 2023(Account	\$177.53	\$0.00		\$177.53
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$177.53	\$0.00		\$177.53
Cynthia Pieters								
Cynthia Pieters	1/16/2024	1/15/2024	January 2024	Employee Reimbursement- Dental- Self	\$250.00	\$0.00		\$250.00
				Totals for Cynthia Pieters: 1 invoice(s) listed.	\$250.00	\$0.00		\$250.00
DELTA STORAGE								
DELTA STORAGE	1/16/2024	12/29/2023	February 2024	Storage Unit - Size: 10x30, Unit #: 1001	\$1,014.00	\$0.00		\$1,014.00
DELTA STORAGE	1/16/2024	12/29/2023	February 2024	Storage Unit - Size: 10x30, Unit #: 1172	\$984.00	\$0.00		\$984.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$1,998.00	\$0.00		\$1,998.00
DIANA JEFFREY								
DIANA JEFFREY	1/16/2024	12/21/2023	Dec 2023	Expense Reimbursement - Travel to & from M	\$19.77	\$0.00		\$19.77
DIANA JEFFREY	1/16/2024	1/17/2024	January 2024	Employee Reimbursement- Dental- Self	\$349.00	\$0.00		\$349.00
				Totals for DIANA JEFFREY: 2 invoice(s) listed.	\$368.77	\$0.00		\$368.77
Dilworth Paxon LLP								
Dilworth Paxon LLP	1/16/2024	12/4/2023	423794	Legal Services -26 Siedler Street- Svcs Throug	\$35.00	\$0.00		\$35.00
Dilworth Paxon LLP	1/16/2024	12/4/2023	423793	Legal Services -APRA	\$35.00	\$0.00		\$35.00
Dilworth Paxon LLP	1/16/2024	12/4/2023	423795	Legal Services -337 Communipaw Avenue - S	\$192.50	\$0.00		\$192.50
				Totals for Dilworth Paxon LLP: 3 invoice(s) listed.	\$262.50	\$0.00		\$262.50
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	1/16/2024	10/18/2023	14363	Completing Pre- Constr. Plan- Pathside - Sv	\$38,435.00	\$0.00		\$38,435.00
Economic Project Solutions, Inc.	1/16/2024	12/15/2023	14373	Completing Pre-Constn.Plan- Pathside - Sv	\$29,705.00	\$0.00		\$29,705.00

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
Emerson Leasing Co. I LLC								
Emerson Leasing Co. I LLC	1/16/2024	12/15/2023	Invoice#3	Architecture Services- Complete Svcs - East P	\$117,200.00	\$0.00		\$117,200.00
				Totals for Emerson Leasing Co. I LLC:	\$117,200.00	\$0.00		\$117,200.00
				1 invoice(s) listed.				
EVENING JOURNAL ASSOCIATION								
EVENING JOURNAL ASSOCIATION	1/16/2024	12/14/2023	AD#0010801303	Legal Advertisement - Sept 2023 Con Awards	\$97.33	\$0.00		\$97.33
EVENING JOURNAL ASSOCIATION	1/16/2024	12/14/2023	AD#0010801287	Legal Advertisement - Oct 2023 Con Awards	\$108.25	\$0.00		\$108.25
EVENING JOURNAL ASSOCIATION	1/16/2024	11/3/2023	686874	Legal Advertisement - Bid Relocation Svcs	\$63.03	\$0.00		\$63.03
				Totals for EVENING JOURNAL ASSOCIATION:	\$268.61	\$0.00		\$268.61
				3 invoice(s) listed.				
FEDERAL EXPRESS								
FEDERAL EXPRESS	1/16/2024	12/11/2023	9-664-26614	Overnight Deliveries - Various	\$94.04	\$0.00		\$94.04
				Totals for FEDERAL EXPRESS:	\$94.04	\$0.00		\$94.04
				1 invoice(s) listed.				
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	1/16/2024	12/14/2023	367212	Recording Fee-Declaration Of Taking- 120-1	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER:	\$33.00	\$0.00		\$33.00
				1 invoice(s) listed.				
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/5/2023	30307758540000	Water & Sewer - 292 MLK Drive	\$82.63	\$0.00		\$82.63
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/5/2023	30304979369009	Water & Sewer - 292 MLK Drive (FL)	\$219.79	\$0.00		\$219.79
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/5/2023	30308307348913	Water & Sewer - 25 Journal SQ-30308307348	\$137.77	\$0.00		\$137.77
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/4/2023	30309320562951	Water & Sewer - 84 Sip Ave (25 Journal Sq) (\$226.48	\$0.00		\$226.48
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/15/2023	30303282340000	Water & Sewer - 405 Ocean Ave-3030328234	\$39.77	\$0.00		\$39.77
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/15/2023	30302282340000	Water & Sewer - 407 Ocean Ave-3030228234	\$39.33	\$0.00		\$39.33
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/15/2023	30301465797357	Water & Sewer - 51 Crescent Ave.	\$247.38	\$0.00		\$247.38
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$993.15	\$0.00		\$993.15
				7 invoice(s) listed.				
JESAMIL LOZANO								
JESAMIL LOZANO	1/16/2024	1/6/2024	January 2024	Employee Reimbursement- Dental- child	\$214.00	\$0.00		\$214.00
				Totals for JESAMIL LOZANO:	\$214.00	\$0.00		\$214.00
				1 invoice(s) listed.				

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLFF	1/16/2024	12/4/2023	34712	Legal Services - New Community Ocean Bay	\$822.50	\$0.00		\$822.50
KINNEY LISOVICZ REILLY & WOLFF	1/16/2024	12/4/2023	34714	Legal Services - State of NJ v JCRA	\$315.00	\$0.00		\$315.00
KINNEY LISOVICZ REILLY & WOLFF	1/16/2024	12/4/2023	34713	Legal Services - JCRA v. KKF Enterprises	\$1,750.00	\$0.00		\$1,750.00
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:					\$2,887.50	\$0.00		\$2,887.50
3 invoice(s) listed.								
LA CENTRE NATIONAL d'ART et de CULTURE GEORGES POMPIDOU								
LA CENTRE NATIONAL d'ART et de C	1/16/2024	12/13/2023	2023000759	Implementation Contract -Payment#3- Centre	\$639,349.66	\$0.00		\$639,349.66
LA CENTRE NATIONAL d'ART et de C	1/16/2024	1/12/2024	Payment#2	Implementation Contract -Difference of Payme	\$98,947.63	\$0.00		\$98,947.63
Totals for LA CENTRE NATIONAL d'ART et de CULTURE GEORGES POMPIDOU:					\$738,297.29	\$0.00		\$738,297.29
2 invoice(s) listed.								
LANGAN ENGINEERING & ENVIRONME								
LANGAN ENGINEERING & ENVIRO	1/16/2024	7/19/2023	LAN 0384286	Professional Svcs - Survey Svcs Pathside-May	\$13,983.75	\$0.00		\$13,983.75
Totals for LANGAN ENGINEERING & ENVIRONME:					\$13,983.75	\$0.00		\$13,983.75
1 invoice(s) listed.								
MCMAINMON, SCOTLAND & BAUMANN, LLC								
MCMAINMON, SCOTLAND & BAU	1/16/2024	12/12/2023	217760	Legal Services - Laurel/Saddlewood	\$840.00	\$0.00		\$840.00
MCMAINMON, SCOTLAND & BAU	1/16/2024	9/18/2023	213134	Legal Services - 417-427 Hoboken Ave.	\$1,400.00	\$0.00		\$1,400.00
MCMAINMON, SCOTLAND & BAU	1/16/2024	11/7/2023	215900	Legal Services - 417-427 Hoboken Ave. Oct. 2	\$6,405.00	\$0.00		\$6,405.00
MCMAINMON, SCOTLAND & BAU	1/16/2024	12/6/2023	21494	Legal Services - 417-427 Hoboken Ave	\$2,590.00	\$0.00		\$2,590.00
Totals for MCMAINMON, SCOTLAND & BAUMANN, LLC:					\$11,235.00	\$0.00		\$11,235.00
4 invoice(s) listed.								
METLIFE								
METLIFE	1/16/2024	1/1/2024	February 2024	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	1/16/2024	1/1/2024	February 2024	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
Totals for METLIFE:					\$150.00	\$0.00		\$150.00
2 invoice(s) listed.								
Mobile Mini Solutions								
Mobile Mini Solutions	1/16/2024	11/27/2023	9019532489	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/27/2023	9019532490	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/27/2023	9019532491	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/28/2023	9019544795	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/28/2023	9019544796	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/29/2023	9019557406	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/25/2023	9019777817	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/25/2023	9019777818	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28

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
Mobile Mini Solutions	1/16/2024	12/25/2023	9019777819	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/26/2023	9019786949	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/26/2023	9019786950	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/27/2023	9019797500	40' Standard Tri Cam Storage Container-Loev	\$299.28	\$0.00		\$299.28
Totals for Mobile Mini Solutions: 12 invoice(s) listed.					\$3,591.36	\$0.00		\$3,591.36
MONACO LOCK COMPANY								
MONACO LOCK COMPANY	1/16/2024	12/21/2023	286863-1	New Locks- 292 MLK	\$206.75	\$0.00		\$206.75
Totals for MONACO LOCK COMPANY: 1 invoice(s) listed.					\$206.75	\$0.00		\$206.75
PITNEY BOWES Global Financial Services								
PITNEY BOWES Global Financial Ser	1/16/2024	12/8/2023	3318406875	Postage Machine - Lease- Oct 20-January 19, ;	\$239.97	\$0.00		\$239.97
Totals for PITNEY BOWES Global Financial Services: 1 invoice(s) listed.					\$239.97	\$0.00		\$239.97
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/19/2023	42-497-031-18	Gas & Electric - 25 Journal Square	\$1,449.25	\$0.00		\$1,449.25
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-357-633-02	Gas & Electric - 292-MLK Dr - HSE	\$92.85	\$0.00		\$92.85
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$24.78	\$0.00		\$24.78
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$26.10	\$0.00		\$26.10
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$86.22	\$0.00		\$86.22
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$98.50	\$0.00		\$98.50
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$129.98	\$0.00		\$129.98
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$121.75	\$0.00		\$121.75
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$112.51	\$0.00		\$112.51
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$93.17	\$0.00		\$93.17
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$34.98	\$0.00		\$34.98
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$72.24	\$0.00		\$72.24
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$70.29	\$0.00		\$70.29
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$68.84	\$0.00		\$68.84
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$33.57	\$0.00		\$33.57
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/19/2023	70-455-651-00	Gas & Electric - 405 Ocean Ave - HSE	\$5.11	\$0.00		\$5.11
Totals for PUBLIC SERVICE ELECTRIC & GAS: 16 invoice(s) listed.					\$2,520.14	\$0.00		\$2,520.14
Siliagy Contracting, LLC.								
Siliagy Contracting, LLC.	1/16/2024	12/29/2023	13628-1	Lawn Maintenance & Trash Removal- 185 DW	\$184.44	\$0.00		\$184.44
Siliagy Contracting, LLC.	1/16/2024	12/30/2023	13628-2	Lawn Maintenance & Trash Removal- 284 MI	\$347.20	\$0.00		\$347.20
Siliagy Contracting, LLC.	1/16/2024	12/31/2023	13628-3	Lawn Maintenance & Trash Removal - 174-1	\$705.24	\$0.00		\$705.24
Siliagy Contracting, LLC.	1/16/2024	1/1/2024	13628-4	Lawn Maintenance & Trash Removal - 292 M	\$390.60	\$0.00		\$390.60

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Siliagy Contracting, LLC.								
Siliagy Contracting, LLC.	1/16/2024	1/2/2024	13628-5	Lawn Maintenance & Trash Removal - 314 M	\$347.20	\$0.00		\$347.20
Siliagy Contracting, LLC.	1/16/2024	1/3/2024	13628-6	Lawn Maintenance & Trash Removal-408-42	\$575.04	\$0.00		\$575.04
Siliagy Contracting, LLC.	1/16/2024	1/4/2024	13628-7	Lawn Maintenance & Trash Removal-405-4	\$184.44	\$0.00		\$184.44
Siliagy Contracting, LLC.	1/16/2024	1/5/2024	13628-8	Lawn Maintenance & Trash Removal- 665 Oc	\$260.40	\$0.00		\$260.40
Siliagy Contracting, LLC.	1/16/2024	1/6/2024	13628-9	Lawn Maintenance & Trash Removal - Manil	\$375.74	\$0.00		\$375.74
Siliagy Contracting, LLC.	1/16/2024	1/7/2024	13628-10	Lawn Maintenance & Trash Removal - 550 J	\$824.26	\$0.00		\$824.26
Siliagy Contracting, LLC.	1/16/2024	1/8/2024	13628-11	Lawn Maintenance & Trash Removal - 84 Sip	\$217.00	\$0.00		\$217.00
Siliagy Contracting, LLC.	1/16/2024	1/8/2024	13628-12	Lawn Maintenance & Trash Removal - 80 Ba	\$390.60	\$0.00		\$390.60
Siliagy Contracting, LLC.	1/16/2024	1/8/2024	13628-13	Lawn Maintenance & Trash Removal - 1054 C	\$217.00	\$0.00		\$217.00
Siliagy Contracting, LLC.	1/16/2024	1/8/2024	13628-14	Lawn Maintenance & Trash Removal - 558 C	\$303.80	\$0.00		\$303.80
Siliagy Contracting, LLC.	1/16/2024	1/8/2024	13628-15	Lawn Maintenance & Trash Removal - 612-6	\$531.64	\$0.00		\$531.64
Siliagy Contracting, LLC.	1/16/2024	1/8/2024	13628-16	Lawn Maintenance & Trash Removal - 199 S	\$802.88	\$0.00		\$802.88
Siliagy Contracting, LLC.	1/16/2024	1/8/2024	13628-17	Lawn Maintenance & Trash Removal - 125 M	\$900.00	\$0.00		\$900.00
Siliagy Contracting, LLC.	1/16/2024	1/8/2024	13628-18	Lawn Maintenance & Trash Removal - 144 H	\$160.00	\$0.00		\$160.00
Totals for Siliagy Contracting, LLC.:					\$7,717.48	\$0.00		\$7,717.48
18 invoice(s) listed.								
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA 010-12	Legal Services - 342 Johnston Ave	\$94.73	\$0.00		\$94.73
Spiro Harrison & Nelson LLC	1/16/2024	12/11/2023	2023-JCRA 035-12	Legal Services -297 Communipaw Ave- Septi-	\$772.50	\$0.00		\$772.50
Spiro Harrison & Nelson LLC	1/16/2024	12/11/2023	2023-JCRA 013-12	Legal Services - 330 MLK-Oct-Nov. 2023	\$942.50	\$0.00		\$942.50
Spiro Harrison & Nelson LLC	1/16/2024	12/11/2023	2023-JCRA 012-12	Legal Services-61-63 Sip Ave-Svcs Nov.2023	\$1,072.50	\$0.00		\$1,072.50
Spiro Harrison & Nelson LLC	1/16/2024	12/11/2023	2023-JCRA 006-12	Legal Services - 118 - 128 Monitor- Svcs Nov	\$2,399.50	\$0.00		\$2,399.50
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA 007-12	Legal Services - 379 Communipaw	\$65.00	\$0.00		\$65.00
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA 001-12	Legal Services - Baie Street	\$130.00	\$0.00		\$130.00
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA 002-12	Legal Services - Baie Pegasus	\$325.00	\$0.00		\$325.00
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA 037-12	Legal Services - XRC Urban Renewal Group	\$227.50	\$0.00		\$227.50
Totals for Spiro Harrison & Nelson LLC:					\$6,029.23	\$0.00		\$6,029.23
9 invoice(s) listed.								
STAPLES								
STAPLES	1/16/2024	12/31/2023	8072784132	Office Supplies	\$2,497.25	\$0.00		\$2,497.25
Totals for STAPLES:					\$2,497.25	\$0.00		\$2,497.25
1 invoice(s) listed.								
Sylvia Henry								
Sylvia Henry	1/16/2024	12/3/2023	121002	Employee Reimbursement - Eye Wear	\$200.00	\$0.00		\$200.00
Sylvia Henry	1/16/2024	12/15/2023	1126612	Employee Reimbursement- Eye Exam- Spous	\$118.00	\$0.00		\$118.00
Sylvia Henry	1/16/2024	12/16/2023	Dec 2023	Employee Reimbursement -Dental	\$600.00	\$0.00		\$600.00
Totals for Sylvia Henry:					\$918.00	\$0.00		\$918.00
3 invoice(s) listed.								

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	1/16/2024	12/16/2023	5027123001	Payment for Copier Lease 12/21-01/20/2024	\$1,289.50	\$0.00		\$1,289.50
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,289.50	\$0.00		\$1,289.50
				1 invoice(s) listed.				
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	1/16/2024	1/15/2024	January 2024	Payment for Copier Lease- January 2024	\$469.84	\$0.00		\$469.84
				Totals for Toshiba- GreatAmerica Financial Svcs.:	\$469.84	\$0.00		\$469.84
				1 invoice(s) listed.				
Toshiba-America Business Solutions								
Toshiba-America Business Solutions	1/16/2024	11/19/2023	5870613	Quarterly Meter- Ink for Printer	\$102.94	\$0.00		\$102.94
				Totals for Toshiba-America Business Solutions:	\$102.94	\$0.00		\$102.94
				1 invoice(s) listed.				
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	1/16/2024	12/7/2023	231943640	Site Remediation - Permit Fee - Droyers Point	\$3,720.00	\$0.00		\$3,720.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$3,720.00	\$0.00		\$3,720.00
				1 invoice(s) listed.				
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	1/16/2024	1/2/2024	December 2023	Case/Property Mgmt. Services at 665 Ocean A	\$4,791.00	\$0.00		\$4,791.00
				Totals for UNITED WAY OF HUDSON COUNTY:	\$4,791.00	\$0.00		\$4,791.00
				1 invoice(s) listed.				
VERIZON								
VERIZON	1/16/2024	12/23/2023	9952566331	Agency Cell Phone Bill -December 2023	\$186.03	\$0.00		\$186.03
				Totals for VERIZON:	\$186.03	\$0.00		\$186.03
				1 invoice(s) listed.				
VICTORIA BONNERS								
VICTORIA BONNERS	1/16/2024	1/4/2024	85685	Employee Reimbursement- Dental	\$200.00	\$0.00		\$200.00
				Totals for VICTORIA BONNERS:	\$200.00	\$0.00		\$200.00
				1 invoice(s) listed.				
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	1/16/2024	12/8/2023	243101876	Office Supplies	\$838.41	\$0.00		\$838.41
W. B. MASON CO., INC.	1/16/2024	12/11/2023	243141510	Office Supplies	\$132.67	\$0.00		\$132.67
W. B. MASON CO., INC.	1/16/2024	12/12/2023	243163865	Office Supplies	\$150.34	\$0.00		\$150.34
W. B. MASON CO., INC.	1/16/2024	12/13/2023	243200455	Office Supplies	\$19.58	\$0.00		\$19.58

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
W. B. MASON CO., INC.	1/16/2024	12/27/2023	243473530	Office Supplies <i>Totals for W. B. MASON CO., INC.: 5 invoice(s) listed.</i>	\$233.22 \$1,374.22	\$0.00 \$0.00		\$233.22 \$1,374.22
Wielkocz & Company, LLC.	1/16/2024	1/2/2024	24-00085-04138	CFO Accounting Services Rendered January	\$7,500.00	\$0.00		\$7,500.00
Wielkocz & Company, LLC.	1/16/2024	1/3/2024	24-00085-04145	CFO Accounting Additional Services Rende	\$2,100.00	\$0.00		\$2,100.00
Wielkocz & Company, LLC.	1/16/2024	1/3/2024	24-00085-04144	CFO Accounting Additional Services- Path	\$600.00	\$0.00		\$600.00
				<i>Totals for Wielkocz & Company, LLC.: 3 invoice(s) listed.</i>	\$10,200.00	\$0.00		\$10,200.00
Yvette Sanchez	1/16/2024	12/13/2023	December 2023	Employee Reimbursement- Dental - Self <i>Totals for Yvette Sanchez: 1 invoice(s) listed.</i>	\$399.00 \$399.00	\$0.00 \$0.00		\$399.00 \$399.00
GRAND TOTALS:					\$1,012,115.93	\$0.00		\$1,012,115.93

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Last week (1/14/2024 to 1/20/2024)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	1/16/2024	12/14/2023	0342895	Site Engineering- Bayfront Redevelopment	\$11,031.00	\$0.00		\$11,031.00
CME ASSOCIATES	1/16/2024	12/29/2023	0344473	Site Engineering- Bayfront Redevelopment	\$566.00	\$0.00		\$566.00
				Totals for CME ASSOCIATES:	<u>\$11,597.00</u>	<u>\$0.00</u>		<u>\$11,597.00</u>
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	1/16/2024	11/20/2023	365615	Recording Fee -Deed- Bayfront	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER:	<u>\$33.00</u>	<u>\$0.00</u>		<u>\$33.00</u>
MATRIX NEW WORLD ENGINEERING PC								
MATRIX NEW WORLD ENGINEERI	1/16/2024	12/12/2023	47254	Professional Svcs -Coordinate w OMNI/Perkin	\$10,000.00	\$0.00		\$10,000.00
				Totals for MATRIX NEW WORLD ENGINEERING PC:	<u>\$10,000.00</u>	<u>\$0.00</u>		<u>\$10,000.00</u>
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	1/16/2024	11/14/2023	216384	Legal Services - Bayfront General Through Au	\$1,780.00	\$0.00		\$1,780.00
MCMANIMON, SCOTLAND & BAU	1/16/2024	11/14/2023	216386	Legal Services - Bayfront General Through Se	\$1,880.00	\$0.00		\$1,880.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	<u>\$3,660.00</u>	<u>\$0.00</u>		<u>\$3,660.00</u>
Wielkatz & Company, LLC.								
Wielkatz & Company, LLC.	1/16/2024	1/3/2024	24-00085-04146	CFO Accounting Additional Services- Bayf	\$2,050.00	\$0.00		\$2,050.00
				Totals for Wielkatz & Company, LLC.:	<u>\$2,050.00</u>	<u>\$0.00</u>		<u>\$2,050.00</u>
				GRAND TOTALS:	\$27,340.00	\$0.00		\$27,340.00

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

1/12/2024 2:22PM

- 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 (1/14/2024 to 1/20/2024)
- Include all Post Statutes
- Include all Invoices
- Include all Vendors
- Include these Banks: Investors - Bayfront
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Acrisure NJ Partners Insurance Services LLC								
Acrisure NJ Partners Insurance Services I	1/16/2024	1/8/2023	7134	Property Renewal Ins. - 199 Stegmen Street	\$300.00	\$0.00		\$300.00
				Totals for Acrisure NJ Partners Insurance Services LLC:	\$300.00	\$0.00		\$300.00
				1 invoice(s) listed.				
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES I	1/16/2024	12/21/2023	December 2023-63	Scaffold Services at 84 Sip Avenue-December	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$1,200.00	\$0.00		\$1,200.00
				1 invoice(s) listed.				
AFLAC								
AFLAC	1/16/2024	1/1/2023	January 2024	Employee Deductions per Payroll - January 2	\$283.56	\$0.00		\$283.56
				Totals for AFLAC:	\$283.56	\$0.00		\$283.56
				1 invoice(s) listed.				
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	1/16/2024	12/11/2023	6881	Misc Non-Grant Support Services-Oct 30-NO	\$560.00	\$0.00		\$560.00
BROWNFIELD REDEVELOPMENT S	1/16/2024	12/11/2023	6880	Morris Canal - Greenway EPA Multipurpose C	\$1,610.00	\$0.00		\$1,610.00
BROWNFIELD REDEVELOPMENT S	1/16/2024	12/11/2023	6879	Support Services for Grand Jersey Oct. 30-No	\$1,150.00	\$0.00		\$1,150.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$3,320.00	\$0.00		\$3,320.00
				3 invoice(s) listed.				
CANOPY								
CANOPY	1/16/2024	12/26/2023	33773	Centre Pompidou - Hotel Reservations for Oc	\$1,494.00	\$0.00		\$1,494.00
				Totals for CANOPY:	\$1,494.00	\$0.00		\$1,494.00
				1 invoice(s) listed.				
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	1/16/2024	12/14/2023	Dec 2023	Expense Reimbursement - Bayfront Holiday D	\$165.69	\$0.00		\$165.69
CHRISTOPHER FIORE	1/16/2024	12/15/2023	Dec 2023	Expense Reimbursement - Staff Holiday Dinn	\$950.00	\$0.00		\$950.00
CHRISTOPHER FIORE	1/16/2024	12/21/2023	Dec 2023	Expense Reimbursement - Travel to & from M	\$38.32	\$0.00		\$38.32
CHRISTOPHER FIORE	1/16/2024	12/27/2023	Dec 2023	Expense Reimbursement - Zoom	\$93.70	\$0.00		\$93.70
				Totals for CHRISTOPHER FIORE:	\$1,247.71	\$0.00		\$1,247.71
				4 invoice(s) listed.				
COMCAST								
COMCAST	1/16/2024	12/16/2023	8499 05 354 3248876	Internet Service at 665 Ocean Avenue	\$212.26	\$0.00		\$212.26
COMCAST	1/16/2024	12/31/2023	8499 05 354 4361702	Internet Service at 39 Kearney Ave.	\$570.73	\$0.00		\$570.73

Jersey City Redevelopment Agency Cash Requirements Report

1/12/2024 1:19PM

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
CRYSTAL POINT CONDOMINIUM ASSOC. CRYSTAL POINT CONDOMINIUM A	1/16/2024	12/29/2023	Jan-24	Monthly Maintenance Fee Dec. 2023(Account	\$177.53	\$0.00	\$177.53
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$177.53	\$0.00	\$177.53
DELTA STORAGE DELTA STORAGE DELTA STORAGE	1/16/2024	12/29/2023	February 2024	Storage Unit - Size: 10x30, Unit #: 1001	\$1,014.00	\$0.00	\$1,014.00
	1/16/2024	12/29/2023	February 2024	Storage Unit - Size: 10x30, Unit #: 1172	\$984.00	\$0.00	\$984.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$1,998.00	\$0.00	\$1,998.00
DIANA JEFFREY DIANA JEFFREY	1/16/2024	12/21/2023	Dec 2023	Expense Reimbursement - Travel to & from M	\$19.77	\$0.00	\$19.77
				Totals for DIANA JEFFREY: 1 invoice(s) listed.	\$19.77	\$0.00	\$19.77
Dilworth Paxon LLP Dilworth Paxon LLP Dilworth Paxon LLP Dilworth Paxon LLP	1/16/2024	12/4/2023	423794	Legal Services -26 Siedler Street- Svcs Throing	\$35.00	\$0.00	\$35.00
	1/16/2024	12/4/2023	423793	Legal Services -APRA	\$35.00	\$0.00	\$35.00
	1/16/2024	12/4/2023	423795	Legal Services -337 Communipaw Avenue - S	\$192.50	\$0.00	\$192.50
				Totals for Dilworth Paxon LLP: 3 invoice(s) listed.	\$262.50	\$0.00	\$262.50
Economic Project Solutions, Inc. Economic Project Solutions, Inc. Economic Project Solutions, Inc.	1/16/2024	10/18/2023	14363	Completing Pre- Constru. Plan- Pathside - Sv	\$38,435.00	\$0.00	\$38,435.00
	1/16/2024	12/15/2023	14373	Completing Pre- Constru. Plan- Pathside - Sv	\$29,705.00	\$0.00	\$29,705.00
				Totals for Economic Project Solutions, Inc.: 2 invoice(s) listed.	\$68,140.00	\$0.00	\$68,140.00
Emerson Leasing Co. I LLC Emerson Leasing Co. I LLC	1/16/2024	12/15/2023	Invoice#3	Architecture Services- Complete Svcs - East P	\$117,200.00	\$0.00	\$117,200.00
				Totals for Emerson Leasing Co. I LLC: 1 invoice(s) listed.	\$117,200.00	\$0.00	\$117,200.00
EVENING JOURNAL ASSOCIATION EVENING JOURNAL ASSOCIATION EVENING JOURNAL ASSOCIATION	1/16/2024	12/14/2023	AD#0010801303	Legal Advertisement - Sept 2023 Con Awards	\$97.33	\$0.00	\$97.33
	1/16/2024	12/14/2023	AD#0010801287	Legal Advertisement - Oct 2023 Con Awards	\$108.25	\$0.00	\$108.25

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
EVENING JOURNAL ASSOCIATION	1/16/2024	11/3/2023	686874	Legal Advertisement - Bid Relocation Svcs Totals for EVENING JOURNAL ASSOCIATION: 3 invoice(s) listed.	\$63.03 \$268.61	\$0.00 \$0.00	\$63.03 \$268.61
FEDERAL EXPRESS	1/16/2024	12/11/2023	9-664-26614	Overnight Deliveries - Various Totals for FEDERAL EXPRESS: 1 invoice(s) listed.	\$94.04 \$94.04	\$0.00 \$0.00	\$94.04 \$94.04
HUDSON COUNTY REGISTER	1/16/2024	12/14/2023	367212	Recording Fee-Declaration Of Taking- 120-1 Totals for HUDSON COUNTY REGISTER: 1 invoice(s) listed.	\$33.00 \$33.00	\$0.00 \$0.00	\$33.00 \$33.00
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/5/2023	30307758540000	Water & Sewer - 292 MLK Drive	\$82.63	\$0.00	\$82.63
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/5/2023	30304979369009	Water & Sewer - 292 MLK Drive (FL)	\$219.79	\$0.00	\$219.79
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/5/2023	30308307348913	Water & Sewer - 25 Journal SQ-30308307348	\$137.77	\$0.00	\$137.77
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/4/2023	30309320562951	Water & Sewer - 84 Sip Ave (25 Journal Sq) (\$226.48	\$0.00	\$226.48
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/15/2023	30303282340000	Water & Sewer - 405 Ocean Ave-3030328234	\$39.77	\$0.00	\$39.77
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/15/2023	30302282340000	Water & Sewer - 407 Ocean Ave-3030228234	\$39.33	\$0.00	\$39.33
JC MUNICIPAL UTILITIES AUTHORITY	1/16/2024	12/15/2023	30301465797357	Water & Sewer - 51 Crescent Ave. Totals for JC MUNICIPAL UTILITIES AUTHORITY: 7 invoice(s) listed.	\$247.38 \$993.15	\$0.00 \$0.00	\$247.38 \$993.15
KINNEY LISOVICZ REILLY & WOLFF PC	1/16/2024	12/4/2023	34712	Legal Services - New Community Ocean Bayv	\$822.50	\$0.00	\$822.50
KINNEY LISOVICZ REILLY & WOLF	1/16/2024	12/4/2023	34714	Legal Services - State of NJ v JCRA	\$315.00	\$0.00	\$315.00
KINNEY LISOVICZ REILLY & WOLF	1/16/2024	12/4/2023	34713	Legal Services - JCRA v. KKF Enterprises Totals for KINNEY LISOVICZ REILLY & WOLFF PC: 3 invoice(s) listed.	\$1,750.00 \$2,887.50	\$0.00 \$0.00	\$1,750.00 \$2,887.50
LA CENTRE NATIONAL d'ART et de CULTURE GEORGES POMPIDOU	1/16/2024	12/13/2023	2023000759	Implementation Contract -Payment#3- Centre	\$639,349.66	\$0.00	\$639,349.66
LA CENTRE NATIONAL d'ART et de C	1/16/2024	1/12/2024	Payment#2	Implementation Contract -Difference of Payme Totals for LA CENTRE NATIONAL d'ART et de CULTURE GEORGES POMPIDOU: 2 invoice(s) listed.	\$98,947.63 \$738,297.29	\$0.00 \$0.00	\$98,947.63 \$738,297.29
LANGAN ENGINEERING & ENVIRONME	1/16/2024	7/19/2023	LAN 0384286	Professional Svcs - Survey Svcs Pathside-May Totals for LANGAN ENGINEERING & ENVIRONME	\$13,983.75	\$0.00	\$13,983.75

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
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	1/16/2024	12/12/2023	217760	Legal Services - Laurel/Saddlewood	\$840.00	\$0.00		\$840.00
MCMANIMON, SCOTLAND & BAU	1/16/2024	9/18/2023	213134	Legal Services - 417-427 Hoboken Ave.	\$1,400.00	\$0.00		\$1,400.00
MCMANIMON, SCOTLAND & BAU	1/16/2024	11/7/2023	215900	Legal Services - 417-427 Hoboken Ave. Oct. 2	\$6,405.00	\$0.00		\$6,405.00
MCMANIMON, SCOTLAND & BAU	1/16/2024	12/6/2023	21494	Legal Services - 417-427 Hoboken Ave	\$2,590.00	\$0.00		\$2,590.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC: 4 invoice(s) listed.					\$11,235.00	\$0.00		\$11,235.00
METLIFE								
METLIFE	1/16/2024	1/1/2024	February 2024	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
METLIFE	1/16/2024	1/1/2024	February 2024	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
Totals for METLIFE: 2 invoice(s) listed.					\$150.00	\$0.00		\$150.00
Mobile Mini Solutions								
Mobile Mini Solutions	1/16/2024	11/27/2023	9019532489	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/27/2023	9019532490	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/27/2023	9019532491	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/28/2023	9019544795	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/28/2023	9019544796	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	11/29/2023	9019557406	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/25/2023	9019777817	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/25/2023	9019777818	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/25/2023	9019777819	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/26/2023	9019786949	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/26/2023	9019786950	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	1/16/2024	12/27/2023	9019797500	40' Standard Tri Cam Storage Container- Loev	\$299.28	\$0.00		\$299.28
Totals for Mobile Mini Solutions: 12 invoice(s) listed.					\$3,591.36	\$0.00		\$3,591.36
MONACO LOCK COMPANY								
MONACO LOCK COMPANY	1/16/2024	12/21/2023	286863-1	New Locks- 292 MLK	\$206.75	\$0.00		\$206.75
Totals for MONACO LOCK COMPANY: 1 invoice(s) listed.					\$206.75	\$0.00		\$206.75
PITNEY BOWES Global Financial Services								
PITNEY BOWES Global Financial Ser	1/16/2024	12/8/2023	3318406875	Postage Machine - Lease- Oct 20-January 19, 2024	\$239.97	\$0.00		\$239.97

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 PITNEY BOWES Global Financial Services: 1 invoice(s) listed.								
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/19/2023	42-497-031-18	Gas & Electric - 25 Journal Square	\$1,449.25	\$0.00		\$1,449.25
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-357-633-02	Gas & Electric - 292-MLK Dr - HSE	\$92.85	\$0.00		\$92.85
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$24.78	\$0.00		\$24.78
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$26.10	\$0.00		\$26.10
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSE	\$86.22	\$0.00		\$86.22
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$98.50	\$0.00		\$98.50
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$129.98	\$0.00		\$129.98
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$121.75	\$0.00		\$121.75
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$112.51	\$0.00		\$112.51
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$93.17	\$0.00		\$93.17
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$34.98	\$0.00		\$34.98
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$72.24	\$0.00		\$72.24
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$70.29	\$0.00		\$70.29
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$68.84	\$0.00		\$68.84
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/20/2023	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$33.57	\$0.00		\$33.57
PUBLIC SERVICE ELECTRIC & GAS	1/16/2024	12/19/2023	70-455-651-00	Gas & Electric - 405 Ocean Ave - HSE	\$5.11	\$0.00		\$5.11
Totals for PUBLIC SERVICE ELECTRIC & GAS: 16 invoice(s) listed.					\$2,520.14	\$0.00		\$2,520.14

Silagy Contracting, LLC.

Silagy Contracting, LLC.	1/16/2024	12/29/2023	13628-1	Lawn Maintenance & Trash Removal- 185 Dw	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	1/16/2024	12/30/2023	13628-2	Lawn Maintenance & Trash Removal- 284 MI	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	1/16/2024	12/31/2023	13628-3	Lawn Maintenance & Trash Removal - 174-1	\$705.24	\$0.00		\$705.24
Silagy Contracting, LLC.	1/16/2024	1/1/2024	13628-4	Lawn Maintenance & Trash Removal - 292 M	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	1/16/2024	1/2/2024	13628-5	Lawn Maintenance & Trash Removal - 314 M	\$347.20	\$0.00		\$347.20
Silagy Contracting, LLC.	1/16/2024	1/3/2024	13628-6	Lawn Maintenance & Trash Removal-408-42	\$575.04	\$0.00		\$575.04
Silagy Contracting, LLC.	1/16/2024	1/4/2024	13628-7	Lawn Maintenance & Trash Removal- 405-4	\$184.44	\$0.00		\$184.44
Silagy Contracting, LLC.	1/16/2024	1/5/2024	13628-8	Lawn Maintenance & Trash Removal- 665 Oc	\$260.40	\$0.00		\$260.40
Silagy Contracting, LLC.	1/16/2024	1/6/2024	13628-9	Lawn Maintenance & Trash Removal - Manil	\$375.74	\$0.00		\$375.74
Silagy Contracting, LLC.	1/16/2024	1/7/2024	13628-10	Lawn Maintenance & Trash Removal - 550 J	\$824.26	\$0.00		\$824.26
Silagy Contracting, LLC.	1/16/2024	1/8/2024	13628-11	Lawn Maintenance & Trash Removal - 84 Sip	\$217.00	\$0.00		\$217.00
Silagy Contracting, LLC.	1/16/2024	1/8/2024	13628-12	Lawn Maintenance & Trash Removal - 80 Ba	\$390.60	\$0.00		\$390.60
Silagy Contracting, LLC.	1/16/2024	1/8/2024	13628-13	Lawn Maintenance & Trash Removal - 1054 C	\$217.00	\$0.00		\$217.00
Silagy Contracting, LLC.	1/16/2024	1/8/2024	13628-14	Lawn Maintenance & Trash Removal - 558 C	\$303.80	\$0.00		\$303.80
Silagy Contracting, LLC.	1/16/2024	1/8/2024	13628-15	Lawn Maintenance & Trash Removal - 612-6	\$531.64	\$0.00		\$531.64
Silagy Contracting, LLC.	1/16/2024	1/8/2024	13628-16	Lawn Maintenance & Trash Removal - 199 S	\$802.88	\$0.00		\$802.88
Silagy Contracting, LLC.	1/16/2024	1/8/2024	13628-17	Lawn Maintenance & Trash Removal - 125 M	\$900.00	\$0.00		\$900.00
Silagy Contracting, LLC.	1/16/2024	1/8/2024	13628-18	Lawn Maintenance & Trash Removal - 144 H	\$160.00	\$0.00		\$160.00

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
Spiro Harrison & Nelson LLC							
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA.010-12	Legal Services - 342 Johnston Ave	\$94.73	\$0.00	\$94.73
Spiro Harrison & Nelson LLC	1/16/2024	12/11/2023	2023-JCRA.035-12	Legal Services -297 Communipaw Ave- Sept-	\$772.50	\$0.00	\$772.50
Spiro Harrison & Nelson LLC	1/16/2024	12/11/2023	2023-JCRA.013-12	Legal Services - 330 MLK-Oct-Nov. 2023	\$942.50	\$0.00	\$942.50
Spiro Harrison & Nelson LLC	1/16/2024	12/11/2023	2023-JCRA.012-12	Legal Services-61-63 Sip Ave-Svcs Nov.2023	\$1,072.50	\$0.00	\$1,072.50
Spiro Harrison & Nelson LLC	1/16/2024	12/11/2023	2023-JCRA.006-12	Legal Services - 118 - 128 Monitor- Svcs Nov	\$2,399.50	\$0.00	\$2,399.50
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA.007-12	Legal Services - 379 Communipaw	\$65.00	\$0.00	\$65.00
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA.001-12	Legal Services - Bate Street	\$130.00	\$0.00	\$130.00
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA.002-12	Legal Services - Bate -Pegasus	\$325.00	\$0.00	\$325.00
Spiro Harrison & Nelson LLC	1/16/2024	12/13/2023	2023-JCRA.037-12	Legal Services - XRC Urban Renewal Group	\$227.50	\$0.00	\$227.50
Totals for Spiro Harrison & Nelson LLC:					\$6,029.23	\$0.00	\$6,029.23
STAPLES							
STAPLES	1/16/2024	12/31/2023	8072784132	Office Supplies	\$2,497.25	\$0.00	\$2,497.25
Totals for STAPLES:					\$2,497.25	\$0.00	\$2,497.25
Sylvia Henry							
Sylvia Henry	1/16/2024	12/3/2023	121002	Employee Reimbursement - Eye Wear	\$200.00	\$0.00	\$200.00
Sylvia Henry	1/16/2024	12/15/2023	1126612	Employee Reimbursement- Eye Exam- Spous	\$118.00	\$0.00	\$118.00
Sylvia Henry	1/16/2024	12/16/2023	Dec.2023	Employee Reimbursement -Dental	\$600.00	\$0.00	\$600.00
Totals for Sylvia Henry:					\$918.00	\$0.00	\$918.00
TOSHIBA FINANCIAL SERVICES							
TOSHIBA FINANCIAL SERVICES	1/16/2024	12/16/2023	5027123001	Payment for Copier Lease 12/21-01/20/2024	\$1,289.50	\$0.00	\$1,289.50
Totals for TOSHIBA FINANCIAL SERVICES:					\$1,289.50	\$0.00	\$1,289.50
TREASURER - STATE OF NEW JERSEY							
TREASURER - STATE OF NEW JER	1/16/2024	12/7/2023	231943640	Site Remediation - Permit Fee - Droyers Point	\$3,720.00	\$0.00	\$3,720.00
Totals for TREASURER - STATE OF NEW JERSEY:					\$3,720.00	\$0.00	\$3,720.00
UNITED WAY OF HUDSON COUNTY							
UNITED WAY OF HUDSON COUNT	1/16/2024	1/2/2024	December 2023	Case/Property Mgmt. Services at 665 Ocean A	\$4,791.00	\$0.00	\$4,791.00

Jersey City Redevelopment Agency Cash Requirements Report

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
VERIZON VERIZON	1/16/2024	12/23/2023	9952566331	Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.	\$4,791.00	\$0.00	\$4,791.00
				Agency Cell Phone Bill -December 2023	\$186.03	\$0.00	\$186.03
				Totals for VERIZON: 1 invoice(s) listed.	\$186.03	\$0.00	\$186.03
VICTORIA BONNERS VICTORIA BONNERS	1/16/2024	1/4/2024	85685	Employee Reimbursement- Dental	\$200.00	\$0.00	\$200.00
				Totals for VICTORIA BONNERS: 1 invoice(s) listed.	\$200.00	\$0.00	\$200.00
W. B. MASON CO., INC. W. B. MASON CO., INC. W. B. MASON CO., INC. W. B. MASON CO., INC. W. B. MASON CO., INC. W. B. MASON CO., INC.	1/16/2024	12/8/2023	243101876	Office Supplies	\$838.41	\$0.00	\$838.41
	1/16/2024	12/11/2023	243141510	Office Supplies	\$132.67	\$0.00	\$132.67
	1/16/2024	12/12/2023	243163865	Office Supplies	\$150.34	\$0.00	\$150.34
	1/16/2024	12/13/2023	243200455	Office Supplies	\$19.58	\$0.00	\$19.58
	1/16/2024	12/27/2023	243473530	Office Supplies	\$233.22	\$0.00	\$233.22
				Totals for W. B. MASON CO., INC.: 5 invoice(s) listed.	\$1,374.22	\$0.00	\$1,374.22
Wielkotz & Company, LLC. Wielkotz & Company, LLC. Wielkotz & Company, LLC. Wielkotz & Company, LLC.	1/16/2024	1/2/2024	24-00085-04138	CFO Accounting Services Rendered January	\$7,500.00	\$0.00	\$7,500.00
	1/16/2024	1/3/2024	24-00085-04145	CFO Accounting Additional Services Rende	\$2,100.00	\$0.00	\$2,100.00
	1/16/2024	1/3/2024	24-00085-04144	CFO Accounting Additional Services- Path	\$600.00	\$0.00	\$600.00
				Totals for Wielkotz & Company, LLC.: 3 invoice(s) listed.	\$10,200.00	\$0.00	\$10,200.00
Yvette Sanchez Yvette Sanchez	1/16/2024	12/13/2023	December 2023	Employee Reimbursement- Dental- Self	\$399.00	\$0.00	\$399.00
				Totals for Yvette Sanchez: 1 invoice(s) listed.	\$399.00	\$0.00	\$399.00
GRAND TOTALS:					\$1,010,248.33	\$0.00	\$1,010,248.33

Jersey City Redevelopment Agency Cash Requirements Report

1/12/2024 1:19PM

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 (1/14/2024 to 1/20/2024)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes