

JERSEY CITY REDEVELOPMENT AGENCY

**REQUEST FOR PROPOSALS FOR THE
ACQUISITION AND REDEVELOPMENT OF**

**550 JOHNSTON AVENUE
(BLOCK 15401, LOT 1)**

LOCATED WITHIN THE BEACON REDEVELOPMENT AREA

**PROPOSAL DUE DATE:
NOVEMBER 12, 2026, AT 3:00 PM EST**

List of Additional Information Constituting the RFP

1. The Beacon Redevelopment Plan

[Redevelopment Plan - The Beacon — Jersey City Open Data](#)

2. Property Information

550 JOHNSTON AVENUE
(BLOCK 15401, LOT 1)

These documents are for informational purposes only.

JCRA MISSION STATEMENT

The Board of Commissioners and staff of the Jersey City Redevelopment Agency (the “**Agency**” or the “**JCRA**”) are committed to stimulating responsible reinvestment in the City of Jersey City (the “**City**”) that enhances the quality of life in all neighborhoods and communities of the City. The Agency believes that the strength and health of a great city is the economic, housing, and quality of life opportunities that the City provides to its residents. The Agency is committed to providing the residents of the City with the widest range of jobs, housing, and economic opportunities available to any city in the country today and to enhancing the quality of life for all the residents of the City by guiding responsible development and reinvestment in all neighborhoods and communities in the City.

I. RFP INFORMATION

The Agency issues this Request for Proposals (this “**RFP**”) in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Redevelopment Law**”), for the redevelopment of the following property owned by the Agency located in The Beacon Redevelopment Area (the “**Redevelopment Area**”) in the City identified as Block 15401, Lot 1, also known as 550 Johnston Avenue (the “**Property**”). The Property is located in the Redevelopment Area and subject to The Beacon Redevelopment Plan (as amended, the “**Redevelopment Plan**”).

All proposals are prepared at the cost and expense of the prospective purchaser/redeveloper who proposes a project in response to the RFP (the “**Respondent(s)**”). The Agency is not responsible for paying for any of the costs or expenses associated with the preparation or submission of proposals.

Any successful Respondent is required to comply with requirements of the Law Against Discrimination, P.L. 1975, Ch. 127, *N.J.A.C. 10:5-31, et seq.*, the Affirmative Action Rules, *N.J.A.C. 17:27-1.1, et seq.*, and the Americans with Disabilities Act of 1990, 42 *U.S.C. §12101, et seq.*

If the Respondent is selected by the Agency as the Redeveloper (defined herein) for the Property and enters into a redevelopment agreement with the Agency for the redevelopment of the Property, the Redeveloper and its contractors and subcontractors must at all times comply with all applicable obligations pursuant to the New Jersey Campaign Contributions and Expenditure Reporting Act, *N.J.S.A. 19:44A-1, et seq.*, as amended and any applicable local or municipal restrictions adopted in accordance with said Act.

This RFP constitutes an invitation to submit proposals to the Agency, and does not represent an offer, obligation or agreement on the part of the Agency. The Agency reserves the right to waive any technical errors, to reject any proposal (or any part thereof) for any reason whatsoever, or to reject all proposals for any reason whatsoever. The Agency reserves the right at any time to withdraw this RFP. In addition, the Agency retains the right to make modifications or additions to the RFP.

The Agency reserves the right, if it is deemed to be in the public interest, to enter directly into negotiations with one or more Respondents, or to reissue a request for proposals in order to advance the planning and disposition process. This RFP does not commit the Agency to any disposition process or to enter into negotiations with any Respondent. While every effort has been made to provide accurate factual information within this RFP regarding the Redevelopment Area, including the Property, the Agency is not bound by any of the statements or assumptions set forth herein.

No oral interpretation of any requirements of this RFP will be given to any prospective Respondent. Only written questions submitted by email for interpretation will be considered. Such questions will only be accepted until **October 13, 2026 at 12:00 p.m. (noon) EST**. Questions should be directed to: Yesenia Palacios via email at ypalacios@jcnj.org, with a copy

to Shoshana Schiff, Esq., via email at sschiff@msbnj.com. All questions received by the Agency along with the Agency's response will be posted on the Agency's website at <http://www.thejcra.org> no later than **October 27, 2026 at 4:00 p.m. EST. Respondent should check the website periodically for updates to the RFP.**

All proposals for the redevelopment of the Property must be received by the Agency no later than **3:00 p.m. EST on November 12, 2026** (the "**Proposal Due Date**"), to the Jersey City Redevelopment Agency, 4 Jackson Square, Jersey City, NJ 07305, attn. Yesenia Palacios, Project Manager. Proposals may be submitted in the following ways:

- 1) in person;
- 2) by U.S. certified mail return receipt requested;
- 3) by private courier service or UPS/FedEx (signature required); or
- 4) by email.

Proposals sent on the Proposal Due Date but received after the Proposal Due Date will be deemed late and rejected. The Agency shall not be responsible for the loss, non-delivery, or physical condition of proposals sent by mail or courier service. Respondent must submit three (3) hard copies with attachments of its Proposal (if the Proposal is being submitted in the manner set forth in numbers 1-3 above).

All proposals must include a non-refundable submission fee of \$1,500 which must be paid at the time of submission. Any proposals received after the deadline or without the submission fee will be rejected. Proposals that include payment of the submission fee by check, which check is dishonored for insufficient funds, shall be considered to have not included the submission fee and will be rejected. **Only the Successful Respondent will be required to pay the \$5,000 fee noted in the cover letter of the Redeveloper Questionnaire.**

All proposals will become the property of the Agency and will not be returned to the Respondent.

For further information, contact Yesenia Palacios at (201) 761-0834.

Summary of Key Dates

RFP Issued	September 15, 2026
Deadline to Submit Questions	October 13, 2026 at 12:00 p.m. (noon) EST
Agency Responses to Questions Posted on the Agency website	October 27, 2026 at 4:00 p.m. EST
Proposal Due Date	November 12, 2026 at 3:00 p.m. EST
Anticipated Date of Redeveloper Selection	To be determined

II. OBJECTIVE

The Agency seeks development proposals from qualified developers or redevelopment teams which maximize the Property's potential and benefit and complement the surrounding area. The Property is currently owned by the Agency and will be transferred by the Agency to the Respondent who is designated as the redeveloper of the Property by the Agency and enters into a redevelopment agreement with the Agency in accordance with the Redevelopment Law (the "**Successful Respondent**" or "**Redeveloper**"). For project proposals that includes a residential component, preference will be given to mixed-use proposals with not less than twenty percent (20%) of the residential units deed-restricted as affordable housing units. The Property may also be considered for incorporation into a larger phased development project by adjacent property owners, provided that such proposal complies with the Redevelopment Plan and all applicable requirements or provide an explanation of what Redevelopment Plan amendment(s) will be required. Further, the Agency seeks proposals that advance one or more of the following objectives of the Redevelopment Plan:

- Creation of new employment opportunities,
- Creation of new housing opportunities,
- Maximization of economic value to the Agency and the City,
- Improvement of the functional and physical layout of the Property and surrounding area, including sidewalks, pedestrian connections, open space, recreational amenities, landscaping, parking facilities and other supporting infrastructure, where appropriate,
- Coordination of redevelopment activities with surrounding neighborhoods and existing improvement efforts, and
- Redevelopment of the Property in accordance with the goals and objectives of the Redevelopment Plan and the Agency's Mission Statement.

Proposals must include a proposed purchase price for the Property or a proposal to enter into a long-term ground lease for the Property.

III. THE PROJECT

The Successful Respondent will be responsible for all aspects of the proposed development, including utilities and other necessary infrastructure (e.g., roads).

All designs for work to be performed at the Property shall be prepared by licensed architects or engineers and will require prior approval from the Agency and any other City, State or Federal agencies having jurisdiction. The Redeveloper for the Property will be solely responsible for obtaining all necessary permits and approvals and assumes all responsibility for compliance with all City, State and Federal codes and regulations.

All proposals shall be subject to Planning Board review and approval, as applicable. Proposals shall demonstrate compliance with the Redevelopment Plan's parking and loading requirements, including the provision of off-street parking, loading areas, landscaping, appropriate vehicular and pedestrian circulation, as applicable, or the rationale for why compliance is not feasible.

IV. ENVIRONMENTAL

The JCRA does not make any representations or warranties regarding the condition of the Property, its suitability for any particular use, or the legal ability of the Property to be used for any particular use. Respondents should not rely on the information contained in this RFP, but instead should conduct their own investigation and inquiry regarding the Property, and independently assure themselves of the conditions and regulations affecting the Property, including but not limited to environmental conditions.

V. FORMAT OF PROPOSALS

The Agency will evaluate all proposals guided by the evaluation criteria described below.

The Agency requires a standard format for all proposals submitted to ensure that clear, concise and complete statements are available from each Respondent in response to the RFP requirements.

The Agency is not under any obligation to search for clarification through additional or unformatted information submitted as a supplement to the formatted response. Where a response contains conflicting information, the Agency at its option may either request clarification or may consider the information submitted unresponsive.

Each RFP response submitted must contain, in sequence and with the appropriate heading, each of the following sections:

- 1) Title Page
- 2) Table of Contents
- 3) Executive Summary
- 4) Background
- 5) Objectives
- 6) Project Proposal
- 7) Project Work Plan
- 8) Project Financing
- 9) Government Responsibilities
- 10) Key Personnel
- 11) Assumptions
- 12) Redeveloper Questionnaire/Other

These required sections are further described and defined as follows:

1. Title Page

The proposal must include a title page, which identifies the proposed project; the Respondent's firm, Respondent's address, telephone number, name and title of the Respondent's primary contact and the email address of the primary contact.

2. Table of Contents

List the titles and page numbers for each major topic and sub-topic contained in the proposal, including the 12 required sections.

3. Executive Summary

A summary of the key points and highlights of the Respondent's proposal which should illustrate why the Respondent is best suited to redevelop the Property.

4. Background

Include a brief history of the Respondent and how its experience is analogous to and qualifies it to meet the requirements of the RFP. A citation of Respondent's specific projects that are currently being worked on or have been completed in the past is strongly encouraged, specifically any projects in the City.

Respondent must indicate what type of business organization it is e.g., corporation, partnership, sole proprietorship, limited liability company or non-profit organization. If the Respondent is a subsidiary or direct or indirect affiliate of any other organization, it must indicate in its proposal the name of the related organization and the relationship. If the Respondent is a partnership, it shall list the names of all partners. If the Respondent is a limited liability company, it shall list the names of all members. If the Respondent is a corporation, it shall list the names of those stockholders holding 10% or more of the outstanding stock.

5. Objectives

State what the Respondent believes to be the primary objectives for redevelopment of the Property. Respondent may choose to offer suggestions for alternative or additional objectives. A description on how to measure the achievement of objectives throughout the life of the Proposed Project (defined below) should be included.

6. Project Proposal

Respondent must submit a detailed proposal for the development of the Property (the **"Proposed Project"**) including:

- a detailed description of the Respondent's Proposed Project, which may include plans, elevations, renderings, CAD files, illustrative materials, etc.; and
- a statement of how the Proposed Project satisfies the goals and objectives of the City, the Agency, and the Redevelopment Plan, as same may be amended.

Respondent should highlight any risks significant enough in nature which could delay or stop the Proposed Project. If a proposal does not comply with the Redevelopment Plan, Respondent should provide an explanation of what Redevelopment Plan amendments are required. A Proposal that does not comply with the Redevelopment Plan may be approved by the Agency subject to the Respondent obtaining such Redevelopment Plan amendments. It is the sole responsibility of the Respondent to seek the necessary Redevelopment Plan amendments and such amendments must be approved by the City. For any proposals with a residential component, preference will be given to proposals that provide not less than twenty percent (20%) of the residential units as on-site deed-restricted affordable housing units. Proposals with a residential component can be rental or condo/townhomes.

Respondent should submit an estimated number of full-time and part-time employees respectively, the positions these employees will fill, and the percentage of these employees that it expects to hire from the local community. The Agency will view more favorably proposals that will employ members of the community.

7. Project Work Plan

Respondent must provide a high-level project work plan, describing all proposed phases, activities and tasks of the Successful Respondent. Tasks that the Successful Respondent would require of the Agency to complete the Proposed Project should also be identified. The work plan should present a picture of key activities, milestones, key dates, etc. necessary to deliver the Proposed Project. All assumptions that were made to complete the project work plan should be documented in this section.

Respondent should submit a detailed capital/design timetable that clearly outlines proposed improvements and the anticipated commencement and completion dates for these improvements (i.e., the expected duration of construction of each improvement).

8. Project Financing

Provide a detailed breakdown of the total of all projected development costs and the sources of all anticipated funds to meet those costs. This should include sufficient financial information to establish the Redeveloper has the financial wherewithal to bring the Proposed Project to fruition. If equity financing is to be obtained from sources other than the Respondent, a statement should be submitted from such other sources indicating their willingness and ability to provide the necessary funds. The Agency may request additional financial and other information on Respondent's other projects and Respondent's financials/financing capabilities.

The Respondent must state its detailed financial offer for the purchase of the Property or indicate that the Respondent will enter into a long-term ground lease of the Property. The acquisition of the Property at the stated amount/obligation to enter into a long-term ground lease of the Property will be included as a material obligation of the Respondent in any redevelopment agreement.

Financial offers must include: total proposed acquisition price, proposed deposit amount, any conditions or contingencies to acquisition, and whether any portion of a deposit is proposed to be refundable.

Failure to include an offer to purchase the Property and a proposed acquisition timeline or offer to enter into a long-term ground lease of the Property will result in rejection of the Respondent's proposal.

9. Government Responsibilities

The Respondent should specifically describe the expectations relating to the responsibilities and/or commitments that the Respondent is expecting of the Agency and/or the City throughout the life of the Proposed Project. In addition, the Respondent should specify what, if any, government incentives the Respondent intends to seek including, but not limited to a tax abatement or other City subsidy, or incentives offered by the New Jersey Economic Development Authority or New Jersey Housing and Mortgage Finance Agency.

For purposes of evaluating the Respondent's proposal, the Agency makes no representation as to responsibility for remediation of the Property or delivery of environmentally remediated Property.

10. Key Personnel

Identify the Proposed Project team, stating exactly the role that each proposed team member will assume and detailing the qualifications for the role that the team member possesses. This should include the Respondent as well as attorneys, architects, engineers, contractors, builders, and financiers.

11. Assumptions

State any assumptions being made relating to any part of the Proposed Project or project strategy. Deviations from the Redevelopment Plan are not prohibited but are subject to approval by the Planning Board. .

12. Redeveloper Questionnaire/Other

This section must include at minimum a completed Redeveloper Questionnaire (the form of Redeveloper Questionnaire is attached as Appendix A) and the required disclosure forms for any person having an ownership interest equal to or greater than 10% of the Respondent and/or proposed redevelopment entity.

All proposals must include a non-refundable submission fee of \$1,500 which must be paid at the time of submission. Only the Successful Respondent will be required to pay the \$5,000 fee noted in the cover letter of the Redeveloper Questionnaire.

Respondent may include in this section any additional information they deem necessary which has not been supplied in any other portion of the Respondent's proposal.

VI. PROPOSAL EVALUATION AND CRITERIA FOR SELECTION

The Agency will evaluate Respondent proposals based on their completeness, feasibility, responsiveness to the RFP requirements and redevelopment goals described herein, strength of the development approach, innovation of the proposal, and Respondent's comparable past experience and capacity to successfully complete the proposed project.

The Agency will evaluate proposals based on consideration of key criteria, which includes, but is not limited to, the following:

- Conformance to RFP requirements (absent an explanation of why conformance is not possible);
- Appropriateness of proposed project in light of the RFP requirements and the Redevelopment Plan;
- Timeframe for completion of the proposed project;
- Development team qualifications, comparable prior experience and capacity;
- Vision and quality of development approach;
- Public benefits from the proposed project;
- Commitment to diversity regarding utilization of minority and women-owned business enterprises;
- Commitment to enter into a project labor agreement with a labor organization representing, for purposes of collective bargaining, employees trained in a particular trade, and that has the ability to refer, provide or represent sufficient numbers of qualified employees to perform the contracted work and has an apprenticeship program;
- Commitment to enter into a labor peace agreement with union(s) for service workers with regard to service workers to be employed after construction;
- Aesthetic aspects and functionality (including "green" components) of proposed project;
- Financial feasibility and capacity;
- Financial compensation to the City, including proposed purchase price for the Property/terms of a long-term ground lease; and
- Implementation strategy.

The Agency shall not be obligated to explain the results of the evaluation process to any Respondent. The Agency may elect to ask some or all Respondents to give presentations on their proposals. The JCRA may, at its discretion, schedule interviews with any or all Respondents for the purpose of further evaluation of the Respondent's capabilities, qualifications, and proposed methodology. The proposal determined by the Agency and its professionals to best satisfy the criteria and goals of the Redevelopment Plan and RFP requirements will be recommended to the Agency's Board of Commissioners for consideration. The Board of Commissioners will consider the recommendation and, at its discretion, vote on whether to recommend the Proposal and to conditionally designate the Successful Respondent as "redeveloper" of the Property to commence negotiation of a redevelopment agreement. Respondents shall refrain from discussing their

Proposals with any members of the JCRA Board of Commissioners and Jersey City elected officials until such time as JCRA staff makes a recommendation on the Proposals received. Any Respondent found violating the above will be disqualified from consideration.

The Agency reserves the right to:

- Select a short list of Respondents;
- Interview any and all Respondents;
- Enter into exclusive negotiations with selected Respondent with the intent of entering into a redevelopment agreement;
- Request additional information from any Respondent;
- Take no action; or
- Reject all submissions.

The JCRA may recommend to the Board of Commissioners, and the Board of Commissioners may designate, a Successful Respondent based on the totality of the Respondent's submission. No one factor shall be determinative in the evaluation process, however, the proposed purchase price and terms for the acquisition of the Property/terms of a long-term ground lease of the Property are key considerations.

VII. REDEVELOPMENT AGREEMENT REQUIREMENTS

The Redeveloper will be required to enter into a Redevelopment Agreement with the Agency for the redevelopment of the Property. Upon designation and at the sole discretion of the Agency, the Redeveloper shall be required to enter into a Funding Agreement with the Agency to defray the Agency's expenses in negotiating the Redevelopment Agreement.

Neither the Agency's acceptance of a Respondent's proposal nor the Agency's designation of a Successful Respondent as a "redeveloper" will create any rights or obligations regarding such Respondent until the execution by the Agency of the Redevelopment Agreement.

The Agency in its sole discretion will have the option to terminate negotiation of a Redevelopment Agreement at any time without cause. The Respondent shall have no cause of action or right to damages arising from the Agency's termination of negotiations with the Successful Respondent prior to the Agency's execution of a Redevelopment Agreement.

The Redevelopment Agreement is expected to include the following terms, among others, subject to negotiation and approval by the Agency:

1. The Successful Respondent will be responsible for obtaining any and all necessary approvals, permits and licenses for the construction and lawful operation of the Proposed Project. This also includes any government approvals of the City and the State of New Jersey.
2. During the construction of the Proposed Project, the Successful Respondent will be required to carry at least \$5,000,000.00 in general liability insurance coverage and

\$2,000,000.00 in property damage liability insurance coverage, and replacement value in fire and casualty coverage, or such other insurances at such levels and from providers of such financial strength as are customary for similar projects in the surrounding area. The City and the Agency shall be named as Additional Insureds on such policies.

3. The Successful Respondent must acquire the Property prior to the date agreed upon by the Agency and the Successful Respondent, and for the price stated in the Successful Respondent's proposal (See Item #8, "Project Financing", under the heading "Format of Proposals").
4. The Successful Respondent, upon acquisition of the Property, will be responsible for securing the Property that is the subject of the Proposed Project and maintaining reasonable and necessary security within the Property that are the subject of the Proposed Project and the immediate surrounding area.
5. The Successful Respondent will comply with all City, State and Federal laws relating to access for persons with disabilities.
6. A construction performance bond, in an amount and form approved by the Agency, may be required to ensure that the Proposed Project is completed. This bond shall be in place before any construction or renovation commences.
7. The Successful Respondent will provide the Agency with all plans and specifications upon completion of the construction documents. The plans shall be provided in both paper and electronic (CAD) format.
8. The Successful Respondent, upon acquisition of the Property, will pay all taxes and municipal charges (e.g., water and sewer) as and where applicable.
9. The Successful Respondent must comply with all terms of the Redevelopment Agreement. Inspectors from the Agency may visit the Property unannounced to inspect operations and determine whether the Successful Respondent is in compliance with the terms of the Redevelopment Agreement.
10. All capital improvements, including but not limited to any infrastructure (utilities, roadways, etc.) on the Property shall be borne solely by the Successful Respondent.
11. The Successful Respondent will be responsible for any costs incurred by the Agency in negotiating or administering the Redevelopment Agreement, as well as any other costs associated with the Proposed Project, including, but not limited to, legal fees, engineering fees, architect fees, fees of professional consultants, etc.
12. The Successful Respondent shall be responsible for obtaining all required land use approvals, including Preliminary and Final Site Approvals.

13. The Successful Respondent shall provide a commencement date and completion date for the Proposed Project.
14. The Successful Respondent will acknowledge and represent to the Agency that except as may expressly be provided in the Redevelopment Agreement to the contrary, the Successful Respondent has not and will not rely upon any representations or warranties of the Agency, its agents, servants or employees, either written or oral, express or implied, as to the value, use, conditions, quality or fitness of the Property for any particular use. The Successful Respondent agrees that acquisition of the Property will be in its "AS IS" and "WHERE IS" condition.

The Agency reserves the right to modify, omit and/or amend the above terms prior to entry into the Redevelopment Agreement with the Successful Respondent. Respondent, however, should assume that all the above terms will be requirements of the Redevelopment Agreement for purposes of responding to this RFP.

VIII. DISCLAIMERS

- A. Respondents are responsible for ensuring that responses to this RFP are compliant with all applicable Federal, State, and local laws, regulations and ordinances.
- B. Respondents acknowledge that the preparation and submission of responses is at their own risk and expense, and in no event may they seek reimbursement or contribution from the Agency.
- C. In an effort to foster the timely redevelopment of the Property, each Respondent acknowledges that by submitting a response to this RFP, such Respondent waives its right to file or maintain, through itself or any other party with which it is affiliated, any action or proceeding challenging determinations made by the Agency pursuant to this RFP.
- D. The Successful Respondent must have sufficient monetary resources to provide for all predevelopment costs associated with the Proposed Project. The Agency will not provide any funding to pay for predevelopment costs including, but not limited to, architectural and engineering fees, legal fees, environmental reports or testing, financing and syndication costs, and surveys.
- E. Designation of a Successful Respondent as “redeveloper” for the Proposed Project will not create any rights whatsoever in the Successful Respondent until the execution by the Agency of a redevelopment agreement.
- F. The Agency in its sole discretion will have the option to terminate negotiations at any time if not satisfied with the progress of negotiations.
- G. The Agency reserves the right to reject all submissions.

- H. Any Successful Respondent is required to comply with requirements of the Law Against Discrimination, P.L. 1975, Ch. 127, *N.J.A.C.* 10:5-31, *et seq.*, the Affirmative Action Rules, *N.J.A.C.* 17:27-1.1, *et seq.*, the Americans with Disabilities Act of 1990, 42 *U.S.C.* § 12101, *et seq.*

APPENDIX A
REDEVELOPER QUESTIONNAIRE

COMMISSIONERS
HON. DENISE RIDLEY
CHAIR
HON. DOUGLAS CARLUCCI
VICE CHAIR
DARWIN R. ONA
VICTOR NEGRON, JR.
MARY PAT NOONAN
MIRA PRINZ-AREY



EXECUTIVE
CHRISTPOHER FIORE
ACTING EXECUTIVE
DIRECTOR
JOSEPH P. BAUMANN, JR.
GENERAL COUNSEL

JAMES SOLOMON
MAYOR

Dear Redeveloper:

We are pleased to learn that your firm is interested in real estate development in Jersey City. The Jersey City Redevelopment Agency (JCRA) is committed toward a policy of fairness and openness towards all involved in the redevelopment process and looks forward to working with you to ensure the successful completion of your project.

The Jersey City Redevelopment Agency believes that full disclosure in the redevelopment process will ensure that only the most qualified applicant is selected for a particular redevelopment project. Accordingly, all Redevelopers seeking assistance from the JCRA for their activities must complete the enclosed application and certification. By completing these documents you will assist us in ensuring that the vital task of redeveloping New Jersey's second-largest City is conducted openly and fairly for all interested applicants. This disclosure procedure is a continuous process whereby the designated Redeveloper is required to maintain the accuracy of the Redeveloper Disclosure Form during the terms of its project. **In addition, a \$5,000 non-refundable administrative fee shall be paid by the Redeveloper upon execution of this form.**

All Redevelopers are required to reimburse the Agency for its counsel fees, other professional fees (i.e. title, appraisal and/or environmental reports) and administrative fees which include, but are not limited to staff hours spent on each Project.** See Application and Certification for fee schedule. The Agency at its sole discretion, may require each Redeveloper to deposit, upon designation and prior to contract signing, escrow funds in an amount determined by the Agency to be sufficient for the Agency to pay down its professional and administrative fees as they accrue. If you have any questions about this form, the JCRA will be happy to assist you.

Sincerely,

Christpoher Fiore

Christpoher Fiore
Acting Executive Director

#109 RFP 550 Johnston

APPLICATION AND CERTIFICATION

Instructions:

Please answer each and every question in order and to the best of your ability. Answers should be typewritten on 8.5x11 white paper and submitted as a single package.

If you do not believe a question properly pertains to you or you are unable to answer the question, you must provide a detailed explanation in lieu of your answer.

If the Applicant is a development team/group or joint venture, each party in the joint venture or development team must complete the application and certification.

Submit the non-refundable application fee of \$5,000. For non-profit entities with an annual revenue of less than \$100,000.00, the application fee is \$1,000.00 with the completed form. All non-profit entities must submit an IRS 990 form along with the application.

The Agency reserves the right to request additional or supplemental information as it deems appropriate. Incomplete applications may disqualify the Applicant for consideration as designated redeveloper by the JCRA, in its sole discretion. Furthermore, by signing this questionnaire, Applicant acknowledges this application is an administrative tool used to assist the JCRA in evaluating the applicant's submission, and does not confer any rights upon the applicant, nor does it obligate the JCRA to take any further action. The JCRA reserves all powers conferred upon it by the Local Redevelopment and Housing Law, including the exercise of its discretion in designating or contracting with a redeveloper. N.J.S.A. 40A:12A-1 et seq. Any designation or redevelopment agreement becomes final only upon approval by the JCRA's Board of Commissioners.

***If the application is approved and a Redevelopment Agreement executed, annual administrative fees will be due, in accordance with the following schedule and Agency Resolution #16-03-14.**

<u>Proposed Total Project Costs</u>	<u>Annual Administrative Fee</u>
\$0 - \$4,999,999	\$5,000
\$5,000,000 - \$14,999,999	10,000
\$15,000,000 - \$24,999,999	20,000
\$25,000,000 - \$49,999,999	30,000
\$50,000,000 and above	50,000

Applicants must comply with the City's Ordinance governing political contributions (Ordinance 09-096 as may be amended or supplemented from time to time). Applicants should fully familiarize themselves with the contents of the Ordinance.

PART A. APPLICANT INFORMATION

1. Applicant (show official name without abbreviations.)

Name:	Representative authorized to communicate
Street:	with JCRA:
City:	Telephone Number:
State:	Fax Number:
Zip Code:	Email:
	Website:

2. Please identify the Applicant's business organization (Corporation, Partnership, Non-Profit, LLC, Other). Attach a copy of the legal instrument creating the entity and a certificate of good standing if the entity is more than on year old.

3. Please identify all officers and directors of the Applicant.

4. Please identify the names, business addresses and phone numbers of all individuals or entities with an ownership or other beneficial interest in the Applicant and the amount and nature of that interest (e.g. shareholder, general partner, limited partner, etc.). If the Applicant is a for-profit corporation with more than 100 shareholders or is traded on a public stock exchange, ownership interest shall mean greater than 1% ownership or beneficial interest in any single stock class.

5. Is the Applicant a subsidiary and/or direct or indirect affiliate of any other organization? If so, indicate name of related organization and relationship.

Note: The Jersey City Redevelopment Agency reserves the right to request additional disclosure forms and affidavits from any other entity identified by you as holding a beneficial or ownership interest in your entity.

6. **Current or Pending Projects**

Briefly describe any current or pending projects being undertaken by the members of the Applicant. Identify the location of any current project, and include a contact name, address and telephone number for each current client.

7. **Project References**

Include three references with respect to similar projects of Applicant, indicating whether the work was that of the team and/or specific staff who will be assigned to the Project. Identify the contact name, organization, type of work provided and the contact's address and telephone number. References from public entities are encouraged.

8. Please list any and all professional service providers, i.e. attorneys, architects, consultants, environmental specialists, etc. retained for the project.

#106 657-695 Grand Street Manny Sethi

Please note that if any professional service provider holds an interest as outlined in the Interest Disclosure Affidavit, they are required to disclose said percentage and sign and notarize the Interest Disclosure Affidavit.

PART B. PROJECT INFORMATION

NOTE: In conjunction with the following information, you are requested to provide any available drawings, pictures or other visual devices including site plans illustrating the proposed development.

1. Please provide a detailed statement describing the proposed development including uses by square feet. If the development will include a residential component, describe the number of housing units proposed and the planned form of ownership. If the development will include retail or commercial uses, explain the nature of such uses. If the Applicant is a not for profit entity, please describe how the proposed project will address a community need.
2. Please provide a map identifying the exact location of the proposed site.
3. Please identify the Redevelopment Area governing the project area. Describe how the project complies with the provisions of the plan and its zoning requirements. If your proposal does not comply, please describe how it deviates from the plan and what amendments are necessary.
4. Please describe the site ownership. Does the applicant own the property(s) to be developed? Will the project require the acquisition of private property? If so, identify each property by block, lot, address, ownership, and current use.
5. Please provide the projected sale prices and/or rental rates for units within the completed development. For residential units, this may be provided by either per unit or per square foot, while for commercial or other uses shall be provided by square foot.
6. Please provide any available information on site preparation or environmental remediation that will be necessary prior to construction.
7. Please describe any public improvements which may be required to accommodate the project, including but not limited to sewer, water and roads.
8. Please explain whether you plan to seek any grants, loans or abatements from any governmental or quasi-governmental entity.
9. Please describe the elements of your proposal that address community, civic, and environmental needs and concerns, i.e. parks, schools, affordable housing, green building, etc.

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10. Please describe the employment that will be created by the project, both temporary and permanent - number, type, duration, etc.

PART C. PROJECT FINANCIAL PLAN & COMMITMENTS

NOTE: All financial information will be held in confidence and not disclosed, except where required by law.

1. Please provide a project financial plan which addresses:
 - the proposed purchase price for the entire property, including vacant land,
 - estimated project costs (list hard costs and soft costs in detail),
 - the proposed type and sources of financing,
 - the source and amount of any equity commitment of the Applicant, and
 - the projected sales prices or annual rental income to be generated by the project.
2. If debt financing will be required, please provide a statement establishing the Applicant's ability to obtain such financing, preferably through a strong statement of commitment from the lender.
3. Please provide a certified financial statement for the Applicant showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. Include the name and address of auditor or public accountant who certified the financial statement.
4. The Agency reserves the right to request additional financial information as it deems necessary with respect to Applicant's parent entities, members or affiliates.

PART D. CONSTRUCTION TIMETABLE

Describe your proposed timetable regarding:

- 1) Date of purchase(s)
- 2) Construction start
- 3) Completion of construction
- 4) Occupancy of units

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PART E. LEGAL INFORMATION

1. Please provide the name, address and telephone number of Applicant's legal counsel.

For the purpose of the following questions, Applicant means the Applicant, any principal or parent entity thereof or owner of an interest of ten (10%) percent or more therein.

2. Has the Applicant, within the last five years, been a party defendant in litigation involving laws governing hours of labor, minimum wage standards, discrimination in wages or child labor? If yes, furnish details.
3. Has the Applicant ever been charged with or convicted of any criminal offenses? If yes, furnish details.
4. Has the Applicant now a party in any civil or criminal litigation? If yes, furnish details.
5. Has the Applicant been subject to any disciplinary action, past or pending, by any administrative, governmental or regulatory body? If yes, furnish details.
6. Has the Applicant been or are they now subject to any order resulting from any criminal, civil or administrative proceedings brought against them by any administrative, governmental or regulatory agency? If yes, furnish details.
7. Has the Applicant been denied any license by any administrative, governmental or regulatory agency on the grounds of moral turpitude? If yes, furnish details.
8. Has the Applicant been informed or aware of any current or on-going investigation of the Applicant or management of the Applicant for possible violation of Local, State or Federal laws, or had any records subpoenaed by any grand jury or investigative body? If yes, furnish details.
9. Has the Applicant ever been in receivership or adjudicated as bankrupt? If yes, furnish details.
10. Has the Applicant ever been denied a business-related license or had it suspended or revoked by an administrative, governmental or regulatory agency? If yes, furnish details.
11. Has the Applicant been debarred, suspended or disqualified from contracting with any federal, state, county or municipal agency? If yes, furnish details.
12. Does any member of the governing body, officer, or employee of the Jersey City Redevelopment Agency have any direct or indirect personal interest in the Applicant or in the redevelopment or rehabilitation of the property? If yes, furnish details.
13. Does any member of the governing body of The City of Jersey City in which the Redevelopment Area is situated or any other public official of The City of Jersey City, who exercises any functions or responsibilities in the review or approval of the carrying out of

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the project under which the land covered by the Applicant's proposal is being made available, have any direct or indirect personal interest in the Applicant or in the redevelopment or rehabilitation of the property upon the basis of such proposal? If yes, furnish details.

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CERTIFICATION

I, the undersigned, being duty sworn upon my oath say:

1. I affirm, represent and warrant that the information contained in this application and in all attachments submitted herewith is to the best of my knowledge true and complete.

2. I understand that if such information is willfully false, I am subject to criminal prosecution under N.J.S.A. 2C: 28-2 and civil action by the Jersey City Redevelopment Agency and I forfeit any potential or pending financial assistance which may be available from the JCRA.

3. I authorize the New Jersey Department of Law and Public Safety to verify any answers contained herein through a search of its records, or records to which it has access, and to release the results of said search to the Jersey City Redevelopment Agency.

4. I authorize the Jersey City Redevelopment Agency to obtain such information including, but not limited to, such personal, financial, credit bureau and/or background checks as it may require, covering the Applicant and/or its principals, stockholders and/or investors.

5. I authorize the City of Jersey City and the Jersey City Redevelopment Agency to verify any answers contained herein through a search of its records, or records to which it has access and to release the results of said search.

6. I agree that simultaneous with the submission of this disclosure form, I have paid to the Agency the sum of \$ _____ which is **non-refundable**.

7. I understand that the submission of complete and accurate information is a **continuing obligation** and I hereby acknowledge and agree for myself and/or my entities to update this application and/or amend it as and when the information contained herein no longer remains accurate during the term of the Project.

I, _____ of full age, do hereby certify that the foregoing statements made by me are true. I am aware that if any statement made by me is willfully false, I am subject to punishment.

SIGNATURE: _____

NAME (Print): _____

TITLE: _____

DATE: _____

Sworn and subscribed to before me this day of _____, 20____.

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INTEREST DISCLOSURE AFFIDAVIT

STATE OF NEW JERSEY }
 }
COUNTY OF HUDSON }

BE IT REMEMBERED this _____ day of _____, 20____,

I, _____, the undersigned, hereby make oath that I hold interest in the following property, project or development, either individually, by ownership of stock, ownership of any lands, or partnership; or as a shareholder or director or officer of any corporation owning such land, property, project or development, directly or indirectly, by such member or members of my immediate household.

Signature

Subscribed to and sworn before me

this _____ day of _____, 20____

Notary Public

My Commissioner Expires:_____

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JERSEY CITY REDEVELOPMENT AGENCY

**PAY-TO-PLAY CONTRIBUTION STATEMENT PURSUANT TO THE REQUIREMENTS OF
JERSEY CITY ORDINANCE NO. 09-096**

I, the undersigned, being duly sworn upon my oath, do hereby say:

1. I am an authorized officer of _____ (hereafter “Redeveloper”), an entity that has filed a redevelopment application with the Jersey City Redevelopment Agency (“JCRA”), and seeks to enter into a Redevelopment Agreement with the same.
2. I have reviewed the provisions of Jersey City Ordinance No. 09-096, titled the Redevelopment Pay-to-Play Reform Ordinance, (the “Ordinance”), a copy of which is attached hereto and incorporated by reference.
3. Redeveloper has not made any contribution in violation of Section 1(a) of the Ordinance.
4. All persons or entities representing, in the employ of, or acting as an agent of the Redeveloper have agreed to be bound by the terms of the Ordinance.
5. Redeveloper acknowledges that it has a continuing duty to report any violations of the Ordinance that may occur while arranging and entering into a Redevelopment Agreement with the JCRA, and until a Certificate of Completion is issued.
6. This certification has been made prior to Redeveloper’s entry into a Redevelopment Agreement with the JCRA as part of its redevelopment application filed with the JCRA.

Signature

Print Name

Title

Date

Sworn and subscribed before me this
____ day of _____, _____

NOTARY PUBLIC or
ATTORNEY AT LAW, STATE OF NEW JERSEY

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JERSEY CITY REDEVELOPMENT AGENCY

REDEVELOPER OWNERSHIP DISCLOSURE CERTIFICATION

Please identify the names, business addresses, and phone numbers of all individuals and entities with an ownership interest, or other beneficial interest, in the Applicant and the amount and nature of that interest (e.g., shareholder, general partner, limited partner, etc.). If the Applicant is a for-profit corporation with more than 100 shareholders, or is publicly traded, ownership interests only exceeding greater than 10% ownership or beneficial interest in any single class of stock need be disclosed.

Ownership Disclosure

Name	Address	Phone	Ownership Interest
1.			
2.			
3.			

[Please add lines if necessary]

1. I am an authorized officer of _____
("Redeveloper"), an entity that has filed a redevelopment application with the Jersey City
Redevelopment Agency, and seeks to enter into a Redevelopment Agreement with the same.

2. I certify that this list represents the names of all individuals and entities as required to
be disclosed as described above.

3. I further certify that no officer or employee of the Jersey City Redevelopment Agency
or City of Jersey City has any interest, direct or indirect, in the Applicant.

I certify that if the foregoing statements made by me are true. I am aware that if any of the
foregoing statements made by me are knowingly and willfully false, I am subject to punishment.

Dated: _____ By: _____

Sworn and subscribed to before me this ____ day of _____ 2019.

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JERSEY CITY REDEVELOPMENT AGENCY

CERTIFICATION OF COMPLIANCE WITH STATE AND LOCAL LAWS

The Applicant being the Redeveloper of the Project hereby certifies that:

1. I am an authorized officer of _____
("Redeveloper"), an entity that has filed a redevelopment application with the Jersey City
Redevelopment Agency, and seeks to enter into a Redevelopment Agreement with the same.
2. The Project meets the requirements of the laws of the State of New Jersey and the
local ordinances of the City of Jersey City for consideration for a Redevelopment Agreement
because it is located in the _____ Redevelopment Plan Area in the City
of Jersey City.
3. The Project complies with the _____ Redevelopment Plan and the
Master Plan for the City of Jersey City, [IF APPLICABLE: and the Project received preliminary
and final site plan from the Planning Board of the City of Jersey City on _____].
4. The foregoing statements made by me on this _____ day of _____ 2019
are true to the best of my knowledge and after having made diligent inquiry to confirm the
accuracy of all the information contained herein.

Dated: _____

By: _____

Sworn and subscribed to before me this ____ day of _____ 2019.

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JERSEY CITY REDEVELOPMENT AGENCY

Certification of Truthfulness and Diligent Inquiry

I, the undersigned, being duly sworn upon my oath do hereby say:

1. I am an authorized officer of _____
("Redeveloper"), an entity that has filed a redevelopment application with the Jersey City
Redevelopment Agency, and seeks to enter into a Redevelopment Agreement with the same.
2. I affirm, represent and warrant that the information contained in this application,
certifications and exhibits submitted herewith is to the best of my knowledge true and complete.
3. I understand that if such information is willfully false, I am subject to criminal
prosecution under N.J.S.A. 2C:28-2 and civil action by the Jersey City Redevelopment Agency
and I forfeit any potential or pending Redevelopment entitlements or Finance Agreement, if
applicable, with the City of Jersey City.
4. I authorize the New Jersey Department of Law and Public Safety to verify any
answers contained herein through a search of its records, or records to which it has access, and to
release the results of said search to the Jersey City Redevelopment Agency.
5. I authorize the Jersey City Redevelopment Agency to obtain such information
including, but not limited to, such personal, financial, credit bureau, and background checks as it
may require, covering the Applicant, its principals, stockholders and investors.
6. I understand that the disclosure procedure as stated in this application is a continuing
obligation and I hereby acknowledge and agree for myself and the Applicant entity to update this
application and associated exhibits when information contained therein is no longer accurate
during the term of the project.

Signature: _____

Print Name: _____

Title: _____

Date: _____

Sworn and subscribed to before me this ____ day of _____ 2019.

NOTARY PUBLIC

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JERSEY CITY REDEVELOPMENT AGENCY

PAY-TO-PLAY CONTRIBUTION STATEMENT
REQUIRED UNDER ORDINANCE NO. 09-096

I, the undersigned, being duly sworn upon my oath, do hereby say:

1. I am an authorized officer of _____ (“Redeveloper”), an entity that has filed a redevelopment application with the Jersey City Redevelopment Agency (“JCRA”), and seeks to enter into a Redevelopment Agreement with the same.
2. I have reviewed the provisions of Jersey City Ordinance No. 09-096, titled the Redevelopment Pay-to-Play Reform Ordinance (“Ordinance”), a copy of which is attached hereto and incorporated by reference.
3. Redeveloper has not made any contribution in violation of Section 1(a) of the Ordinance.
4. All persons or entities representing, in the employ of, or acting as an agent of the Redeveloper have agreed to be bound by the terms of the Ordinance.
5. Redeveloper acknowledges that it has a continuing duty to report any violations of the Ordinance that may occur while arranging and entering into a Redevelopment Agreement with the JCRA, and until a Certificate of Completion is issued.
6. This certification has been made prior to Redeveloper’s entry into a Redevelopment Agreement with the JCRA as part of its redevelopment application filed with the JCRA.

Signature

Print Name

Title

Date

Sworn and subscribed before me this
____ day of _____, _____

NOTARY PUBLIC

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