RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING PAYMENT OF CERTAIN
COSTS AND EXPENSES OF THE AUTHORITY
FOR THE MONTH OF JUNE

WHEREAS, the costs and expenses set forth on the attached list, having been
reviewed and authorized for payment by the Finance Committee with the Chief Executive
Officer from funds available for such purpose, are herewith presented to the Authority's
Board for final approval and authorization to pay.

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The foregoing is a true and complete copy of a resolution of the Hudson County
Improvement Authority adopted at a meeting thereof duly called and held on Wednesday,
June 11, 2014.

CARMEN LOZANO, ASSISTANT SECRETARY
(SEAL)
RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT AUTHORITY
(THE “AUTHORITY”) AUTHORIZING THE COMMENCEMENT OF
EXCLUSIVE NEGOTIATIONS WITH MORRIS REALTY ASSOCIATES, LLC
(“MRA”) AS TO THE SALE OF THE AUTHORITY’S PROPERTY LOCATED
IN THE TOWN OF KEARNY, HUDSON COUNTY, NEW JERSEY, AND
DESIGNATED ON THE TAX MAP OF THE TOWN OF KEARNY AS BLOCK
287, LOTS 32.01, 54, 55, 56, 61B, 61C, 62, 62R, 63, 70, 70, 71R, 73,
AND 80 (THE “PROPERTY”)

WHEREAS, in connection with a proposed sale of the Property by the Authority, the
Authority solicited proposals (along with the Town of Kearny and Tierra Solutions, Inc. for
real property owned by such entities contiguous to the Property) pursuant to that certain
"Property Disposition Request for Proposals dated as of January 14, 2013“ (the “RFQ”); and

WHEREAS, the Authority, the Town of Kearny and Tierra Solutions, Inc. are referred
to herein as the “Owner Entities;” and

WHEREAS, MRA together with other respondents ("Alternate Respondents")
responded to the RFQ on May 14, 2013, as amended and supplemented by written
submissions or oral presentation following various requests for additional information by the
Owner Entities, including the Authority (collectively, the "MRA Response"); and

WHEREAS, pursuant to the RFQ, the Authority may enter into an exclusive
negotiation period with a party responding to the RFQ, which exclusive negotiation period
may not exceed six (6) months; and

WHEREAS, after careful consideration of the MRA Response and the responses of
other Alternate Respondents to the RFQ, the Authority has determined that MRA is qualified
to acquire the Property and to build a project thereon that will benefit the residents of
Hudson County and the general public; and

WHEREAS, notwithstanding the above, the Authority has determined that there are
certain material business terms (the "Initial Issues") that must be resolved with MRA prior
to entering into a definitive Purchase and Sale Agreement for the Property; and

WHEREAS, the exclusive negotiation period for the resolution of those Initial Issues
shall be sixty (60) days (the "Initial Period"); and

WHEREAS, to the extent that the Initial Issues cannot be resolved to the Authority’s
satisfaction during the Initial Period, then the Authority shall, in its sole discretion, have the
right to entertain a proposal to acquire the Property from an Alternate Respondent.

NOW THEREFORE, BE IT RESOLVED by the Hudson County Improvement
Authority as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth
at length.
2. The Authority shall enter into an exclusive negotiation period with MRA for sixty (60) days Initial Period commencing on the date of this Resolution.

3. The Authority hereby authorizes its Chairman, Chief Executive Officer, along with counsel and such members of the Authority’s staff deemed necessary and desirable by the Chairman and Chief Executive Officer (the “Authority Representatives”), to engage MRA in discussions as to the Initial Issues during the Initial Period.

4. If, at the end of the Initial Period, MRA has not in the sole judgment of the Authority Representatives, resolved the Initial Issues in a manner satisfactory to the Authority, then the Authority Representatives shall have the right to enter into exclusive negotiations regarding the sale of the Property with an Alternate Respondent.

5. This resolution shall take effect immediately upon adoption.

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*Carmen Lozano*

CARMEN LOZANO, ASSISTANT SECRETARY
(SEAL)
RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AGREEMENT WITH DESMAN ASSOCIATES — PARKING PROPOSAL

WHEREAS, the Hudson County Improvement Authority recently purchased 830 Bergen Avenue, Jersey City, New Jersey for use as its office and for use by the County of Hudson on an installment sales contract basis; and

WHEREAS, the County has begun the work needed in order to prepare the remainder of the building for occupancy by various departments or agencies; and

WHEREAS, the property consists of a number of individual parking areas acquired by the previous owner of the property at various times; and

WHEREAS, upon the County's fully occupying the building, there will be a need for more parking than is presently available; and

WHEREAS, Desman Associates is a professional engineering firm specializing in parking capacity and the Authority and the County have determined there is a need to investigate feasible options to increase the existing 120 spaces to approximately 160 spaces or more; and

WHEREAS, Desman Associates has submitted a Parking Consultant Proposal dated June 9, 2014 to Norman M. Guerra, CEO to provide a project team with parking consulting services to assist in the investigation of feasible alternatives to increase the parking capacity of the existing surface parking associated with the 830 Bergen Avenue Building; and

WHEREAS, the cost of these services shall not be in excess of Five Thousand ($5,000.00) Dollars which will be paid from the funds of the Condominium Association established for the operation and ownership of the property; and

WHEREAS, the Chief Executive Officer is desirous of awarding the contract to Desman Associates, 49 West 37th Street, 5th floor, New York, New York, 10018 for an amount not to exceed Five Thousand ($5,000.00) Dollars.

NOW THEREFORE, BE IT RESOLVED, by the Hudson County Improvement Authority as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Authority hereby authorizes the Chairman, Vice-Chairman, Chief Executive Officer and/or Executive Director/CFO in consultation with the Chairman to execute a Contract with Desman Associates, 49 West 37th Street, 5th floor, New York, New York, 10018 for an amount not to exceed Five Thousand ($5,000.00) Dollars to provide Parking Capacity Services in accordance with their proposal to Norman M. Guerra, CEO dated June 9, 2014.

3. Notice of this action shall be published as required by law.

4. A copy of this Resolution together with a copy of the executed Contract shall be forwarded to the Clerk of the Board of Chosen Freeholders for public inspection and will also be available for public inspection at the offices of the Authority located at 830 Bergen Avenue, 9th floor, Jersey City, New Jersey, 07306 between the hours of 9:00 a.m. and 5:00 p.m.

5. This resolution shall take effect immediately.

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The foregoing is a true and complete copy of a resolution of the Hudson County Improvement Authority adopted at a meeting thereof duly called and held on Wednesday, June 11, 2014.

_Carmen Lozano_, Assistant Secretary
(SEAL)
Dear Mr. Guerra:

DESMAN Associates is pleased to submit the following proposal to provide consulting services in connection with undertaking an investigation of increasing the parking capacity of the existing surface parking associated with your office building at 830 Bergen Avenue. Our understanding is the existing lot has a capacity of approximately 420 spaces and HCIA is interested in studying options to increase the count to roughly 160 spaces.

Our scope of services will be to provide the project team with parking consulting services to assist in the investigation of feasible alternatives. We anticipate our Scope of Work to include the following tasks:

**SCOPE OF WORK**

**TASK 1: Development of Preliminary Conceptual Designs**

During this phase, DESMAN personnel will work with your office and any other professions engaged on the project to develop concept designs for the parking components. We will assist in preparing alternative functional design concept drawings that will show such items as traffic flow, parking layouts, entrance/exit lanes, ramping system configuration, connections with external roadways and locations of pedestrian elements. We will consider the following elements, at a minimum, in assisting the Team to determine the opportunities of the site to accommodate the parking improvements:

- Site topography, utilities, etc.
- Pedestrian flow to the destinations.
- Access from the surrounding streets and proposed entry and exit locations.
- Aesthetics.
- Compliance with zoning, and/or building code.
- Constructability and phasing.
- Economics.
TASK II: Develop Parking Plan

During this phase, we will assist the project team to prepare a set of concepts for not more than (3) alternatives. Preliminary design elements will be incorporated to ensure the program can be constructed within the site, developed footprints and layouts. At this point we do not anticipate preparing any architectural elevations, but could include a list of possible materials or treatments for budgeting purposes.

The set Concept Parking Plans typically will include Grade and Deck Plans, which will delineate:

- Vehicular Ingress and Egress Locations
- Ramping Methods, slopes and locations
- Internal Traffic Flow
- Parking Geometry, including bay widths, parking angle and stall widths. If a mechanical parking solution is explored equipment requirements will be delineated.
- ADA Accessible Stalls
- Stair/elevator locations.
- Building Sections

TASK III: Construction Budgets & Schedules

We will assist the project team in developing preliminary construction budgets for the proposed parking improvements. Budgets will be based on a square foot basis for the major divisions of work (i.e. earthwork, foundations, structure, elevators, architectural treatment, plumbing, electrical, etc.).

TASK IV: Meetings

DESMAN Associates staff will be available to meet with representatives of the Project Team and HCIA to explain the project, answer questions and make any appropriate revisions to satisfy comments received. For the purpose of this proposal we included the attendance at not more than three (3) meetings.

FEE

Based upon the aforementioned Scope of Services, we propose a Lump Sum Fee for this scope of work. This fee is exclusive of expenses such as travel, overnight mailings or other expenses reasonably anticipated and incurred in conjunction with the aforementioned Scope of Services. Our Fee for the above Scope of Work will be $5,000 (Five Thousand Dollars).
OUT-OF-POCKET EXPENSES

Direct out-of-pocket expenses incurred by DESMAN Associates in connection with the performance of such services outlined above will be billed at cost. These services may include the following:

- preparation of rendering and/or models
- parking/traffic surveys and/or data collection
- charges for reproduction and printing of documents and plans at actual costs, exclusive of any labor costs incurred in connection.
- travel and lodging expenses.
- any other costs and expenses deemed necessary in connection with performance of Scope of Services with your approval.

QUALIFICATION OF FEE

Our base fee does not include any of the following:

- Structural, Civil, Environmental, Geotechnical or Traffic Engineering
- MEP Design
- Detailed plan preparation.

ADDITIONAL TERMS

1. This proposal will be valid for 60 days, the consultant reserves the right to review and if necessary revise fees and time schedules after that time.

2. The consultant will be paid for actual services performed under this contract in the event of cancellation.

3. Invoices are payable within 30 days after presentation. Unpaid balances more than 60 days will be presumed to have interest calculated at the prevailing prime rate.
We look forward to working on this assignment. If you are in agreement with this proposal, please indicate acceptance and return one original for our records. We will not begin any work on this assignment until receipt of a signed agreement. Please call us if you have any questions or require anything additional at this time.

Very truly yours,

DESMAN, Inc.

Timothy Tracy
Executive Vice President

Proposal accepted by:
Hudson County Improvement Authority

Norman M. Guerra
(Name)

Chief Executive Officer

(Title)

(Signature)

June 11, 2014

(Date)
2014 CORPORATE HOURLY RATES

The current rates listed herein are subject to adjustment in accordance with the normal salary review practices of DESMAN Associates. Our current hourly rates for 2014 are as listed below:

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<th>EMPLOYEE CLASSIFICATION</th>
<th>HOURLY RATE</th>
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<tr>
<td>Principal</td>
<td>$275.00</td>
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<tr>
<td>Associates</td>
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<tr>
<td>Project Manager</td>
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<tr>
<td>Senior Engineer/Planner/Architect</td>
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<td>Draftsperson/CADD Operator</td>
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<td>Data Collector</td>
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<td>Clerical</td>
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<td>Attendance at Hearings/After-Hour Presentations</td>
<td>$400.00</td>
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<td>Expert Witness</td>
<td>$450.00</td>
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<td>Litigation-Related Consulting</td>
<td>$350.00</td>
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Note: Rates effective through December 31, 2014.
RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT
AUTHORITY AWARDING A CONTRACT FOR
WINDOW REPLACEMENT SERVICES AT
830 BERGEN AVENUE TO
CLEAR VIEW ARCHITECTURAL METAL & GLASS, INC

WHEREAS, on January 22, 2014, the Authority issued a Notice to Bidders seeking sealed bids for Window Repair and Replacement at 830 Bergen Avenue, Jersey City, NJ; and

WHEREAS, although Bid Specifications were picked up by several companies, on February 19, 2014 a single bid was received to the Notice to Bidders from A Plus Glass and Metal, 205 Hamilton Avenue, Hasbrouck Heights, New Jersey 07640; and

WHEREAS, upon review of the bid, pursuant to N.J.S.A. 40A:11-13-2, the Authority has determined that the bid substantially exceeded the cost estimate of the Authority for these services; and

WHEREAS, on March 26, 2014 the Authority formally rejected the bids and determined to re-advertise; and

WHEREAS, the Authority re-issued a Notice to Bidders seeking sealed bids for Window Repair and Replacement at 830 Bergen Avenue, Jersey City, New Jersey on May 8, 2014, returnable on June 10, 2014; and

WHEREAS, although five (5) companies picked up bid specifications, only one (1) company submitted a bid, Clear View Architectural Metal & Glass, Inc., 10 Washington Street, Hawthorne, New Jersey 07506, in the amount of SIXTY SEVEN THOUSAND TWO HUNDRED FORTY ($67,240.00) DOLLARS; and

WHEREAS, the Authority is familiar with this bidder as the company previously performed similar work at the building on behalf of the prior owner of the building in preparation for transfer of ownership to the Authority; and

WHEREAS, the Executive Director/CEO has indicated that sufficient funds for the above work are available out of the bond proceeds raised at the time of purchase of the building; and

WHEREAS, the Chief Executive Officer and the Authority's Consulting Engineer have recommended an award of a contract to Clear View Architectural Metal & Glass, Inc., in the amount of SIXTY SEVEN THOUSAND TWO HUNDRED FORTY ($67,240.00) DOLLARS subject to further review of the bid submitted for legal and technical compliance.
NOW THEREFORE, BE IT RESOLVED, by the Hudson County Improvement Authority as follows:

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

2. The Authority hereby authorizes the Chairman, Vice-Chairman, Chief Executive Officer and/or Executive Director/CFO in consultation with the Chairman to execute a Contract with Clear View Architectural Metal & Glass, Inc., in the amount of SIXTY SEVEN THOUSAND TWO HUNDRED FORTY ($67,240.00) DOLLARS subject to review of the bid for legal and technical compliance.

3. Notice of this action shall be published as required by law.

4. This resolution shall take effect immediately.

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CARMEN LOZANO, ASSISTANT SECRETARY
(SEAL)
RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT AUTHORITY CONCERNING REVIEW OF THE FINDINGS OF THE LOCAL FINANCE BOARD MADE AT A MEETING OF SAID BOARD ON JUNE 11, 2014 IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:5A-7 WITH RESPECT TO THE ISSUANCE OF COUNTY-GUARANTEED POOLED NOTES (LOCAL UNIT LOAN PROGRAM)

WHEREAS, the Local Finance Board (the “Board”) has issued findings in connection with a resolution (the “Resolution”) of the Hudson County Improvement Authority (the “Authority”) providing for the issuance of not to exceed $300,000,000 aggregate principal amount of the Authority’s County-Guaranteed Pooled Notes (Local Unit Loan Program) with respect to a $109,000,000 project financing, collectively on behalf of the cities of Bayonne, Hoboken, and Jersey City, and the Township of Weehawken, through the Authority’s $300,000,000 County-Guaranteed Pooled Note Local Unit Loan Program; and

WHEREAS, N.J.S.A. 40A:5A-7 requires that the governing body of the Authority, within 45 days of receipt of the Board’s findings and recommendations, certify by resolution to the Board that the members of the Authority have personally reviewed the findings and recommendations; and

WHEREAS, the members of the governing body of the Authority have personally reviewed the Board’s findings on the proposed financing, as set forth in the form resolution of the Board attached hereto, as evidenced by a group affidavit of the governing body; and

WHEREAS, failure to comply with this requirement may subject the members of the Authority to the penalty provisions of R.S. 52:27BB-52.

NOW THEREFORE, BE IT RESOLVED that the members of the Authority hereby state that the Authority has complied with the requirements of N.J.S.A. 40A:5A-6 and does hereby submit a certified copy of this resolution and the required affidavit to the Board to show evidence of compliance with N.J.S.A. 40A:5A-7.
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[Carmen Lozano, Assistant Secretary]

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