

MEETING OF THE  
HARRISON REDEVELOPMENT AGENCY  
TOWN OF HARRISON

**JANUARY 23, 2023**  
**1:00 P.M.**

AGENDA

**MEETING** – via ZOOM

1:00 P.M. – CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

- APPROVAL OF THE MINUTES OF 12-12-2022
- RESOLUTION APPROVING THE BILL LIST
- RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS FOR FISCAL YEAR 2023
- RESOLUTION DESIGNATING OFFICIAL DEPOSITORIES OF FUNDS FOR FISCAL YEAR 2023
- RESOLUTION ADOPTING A CASH MANAGEMENT PLAN FOR FISCAL YEAR 2022
- RESOLUTION APPROVING AN EXTRAORDINARY, UNSPECIFIABLE SERVICE AGREEMENT WITH THE BANKER GROUP LLC AS REDEVELOPMENT POLICY ADVISOR

PUBLIC COMMENT  
ADJOURN

MINUTES  
HARRISON REDEVELOPMENT AGENCY MEETING  
Via ZOOM  
1:00 p.m.  
December 12, 2022

PUBLIC STATEMENT

Adequate notice of this meeting was sent to two newspapers and was posted on the bulletin board in compliance with the Open Public Meetings Act.

Chairman James Fife, presiding.

Chairman Fife called the meeting to order at 1:05 p.m. The Pledge of Allegiance was recited and the roll was called.

HRA COMMISSIONERS	PRESENT	ABSENT
James Fife, Chair	✓	
Robert Gerris	✓	
Judith Listwan		✓
Raymond Lucas		✓
Miguel Simoes	✓	
Harold Stahl	✓	

Also Present: James Bruno, Esq., Castano Quigley Cherami, LLC; Paul J. Zarbetski, Town Clerk/Attorney; Gregory Kowalski, Executive Director, HRA; Mary Cushing, HRA.

The first item of business was approval of the minutes for the meeting of November 30, 2022. A motion to approve the minutes was made by Commissioner Stahl and seconded by Commissioner Simoes. A roll call followed with all commissioners present voting aye. The motion was carried.

A motion was then made by Commissioner Stahl to approve bills for payment submitted by Chairman Fife (Resolution No. 1-12-2022). Commissioner Simoes seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

Then, Commissioner Stahl made a motion to approve Resolution No. 2-12-2022 authorizing the appointment of an Executive Director for Calendar Year January 1, 2023 through December 31, 2023. Commissioner Gerris seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

Then, Commissioner Stahl made a motion to approve Resolution No. 3-12-2022 adopting rules and regulations for the Fiscal Year 2023. Commissioner Simoes seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

Then, Commissioner Gerris made a motion to approve Resolution No. 4-12-2022 adopting a regular schedule of meeting dates for 2023. Commissioner Stahl seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

Then, the Chairman directed the Executive Director to read into the record the next four agenda items: Resolution Nos. 5-12-2022, 6-12-2022, 7-12-2022, and 8-12-2022 to authorize the 2023 professional contracts with Castano Quigley Cherami LLC; Johnson & Johnson, Esqs.; Heyer, Gruel & Associates, PA; and Samuel Klein and Company, LLP, respectively.

Commissioner Stahl made a motion to approve the resolutions, Commissioner Simoes seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

Then, Commissioner Gerris made a motion to approve Resolution No. 9-12-2022 confirming a lien on property at Block 136, Lot 1.07, Block 137, Lot 17.02, Block 149, Lot 1.02, Block 151, Lot 5.02 and Block 172, Lot 1 owned by Supor Properties Enterprises, LLC and related entities for unpaid professional fees due to the Agency. Commissioner Stahl seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

John Pinho requested public comment before the Agency.

There being no additional requests from the public to address the commissioners, a motion to adjourn was made by Commissioner Simoes and seconded by Commissioner Gerris. The vote to adjourn was unanimous, and the meeting was adjourned at 1:41 p.m.

Respectfully submitted,

Gregory Kowalski, Executive Director

**HARRISON REDEVELOPMENT AGENCY**

**RESOLUTION APPROVING BILL LIST**

**RESOLUTION NO. 1-1-2023**

**BE IT RESOLVED** by the Harrison Redevelopment Agency that the following bills are hereby approved for payment:

**A. Castano Quigley Cherami - Legal**

1. # 1926	Advance at SOG	Dec 31, 2022	\$ 48.75
2. # 1945	Block A Partners	Dec 31, 2022	\$ 305.63
3. # 1945	Block B Partners	Dec 31, 2022	\$ 305.62
4. # 1946	Agency Matters	Dec 31, 2022	\$ 195.00
5. # 1947	333 Somerset Street	Dec 31, 2022	\$ 1,560.00
6. # 1948	Supor Properties	Dec 31, 2022	\$ 731.25
7. # 1949	Accordia Harrison	Dec 31, 2022	\$ 195.00
8. # 1950	Cape May Street Park	Dec 31, 2022	\$ 641.25
9. # 1951	701-707 Harrison Avenue Acquisition	Dec 31, 2022	\$ 97.50
10. # 1953	713 Harrison Avenue Acquisition	Dec 31, 2022	\$ 97.50
11. # 1954	715 Harrison Avenue Acquisition	Dec 31, 2022	\$ 48.75

**B. Heyer, Gruel & Associates - Planning**

1. # 39479	Cape May Street Park	Dec 31, 2022	\$ 675.00
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**C. Jersey Journal - Media**

1. # 10528191	Notice of Meeting Dates	Dec. 19, 2022	\$ 100.45
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**D. NJDEP - Environmental**

1. # 250518300	Site Remediation - Permit Fee	Dec 13, 2022	\$ 420.00
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**E. SP Kehayes - Environmental**

1. # 1034	Red Bull Stadium	Nov 30, 2022	\$ 290.00
2. # 1034	HCIA Harrison Parking Deck	Jan 31, 2023	\$ 217.50

**F. Staples Advantage - Supplies**

1. # 3525899824	Supplies	Dec 19, 2022	\$ 39.69
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**G. The payroll for the month of January is hereby approved.**

**ADOPTED:** January 23, 2023

*RECORDED VOTE*

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair						
Daniel Choffo						
Robert Gerris						
Judith Listwan						
Raymond Lucas						
Miguel Simoes						
Harold Stahl						

I certify that the above Resolution was adopted by the Harrison Redevelopment Agency on January 23, 2023.

\_\_\_\_\_  
Gregory P. Kowalski  
Executive Director

**HARRISON REDEVELOPMENT AGENCY**

**RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS FOR FISCAL YEAR 2023**

**RESOLUTION NO. \_\_\_-1-2023**

**WHEREAS**, there is a need to designate the official newspapers of the Harrison Redevelopment Agency for Fiscal Year 2023.

**NOW THEREFORE, BE IT RESOLVED** by the Harrison Redevelopment Agency that the official newspapers of the Harrison Redevelopment Agency for Fiscal Year 2023 shall be as follows:

**THAT**, the Jersey Journal, 30 Journal Square, Jersey City, New Jersey, and the Star-Ledger, One Gateway Plaza, Newark, New Jersey, be and they are hereby designated the official newspapers of the Harrison Redevelopment Agency for term of one year from January 1, 2023, to December 31, 2023.

**ADOPTED:** January 23, 2023

**RECORDED VOTE**

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair						
Daniel Choffo						
Judith Listwan						
Robert Gerris						
Raymond Lucas						
Miguel Simoes						
Harold Stahl						

I certify that the above Resolution was adopted by the Harrison Redevelopment Agency on January 23, 2023.

\_\_\_\_\_  
Gregory P. Kowalski  
Executive Director

**HARRISON REDEVELOPMENT AGENCY**

**RESOLUTION DESIGNATING OFFICIAL DEPOSITORIES OF FUNDS FOR FISCAL YEAR 2023**

**RESOLUTION NO. \_\_\_-1-2023**

**WHEREAS**, there is a need to designate depositories for the funds of the Harrison Redevelopment Agency.

**NOW THEREFORE, BE IT RESOLVED** by the Harrison Redevelopment Agency that Investors Bank, Crown Bank, Bank of America, Valley National Bank, Kearny Bank, and Schuylers Savings Bank, be and are hereby designated as the official depositories of funds for the Harrison Redevelopment Agency for Fiscal Year 2023; and

**BE IT FURTHER RESOLVED** that Gabriela V. Simoes Dos Santos, Treasurer/Custodian of Funds, be and is hereby authorized and directed to open and maintain bank accounts at those institutions on an as needed basis;

**BE IT FURTHER RESOLVED** that the signatories on all accounts of the Harrison Redevelopment Agency shall be as follows:

1. Mayor James A. Fife, Chairman
2. Gregory P. Kowalski, Executive Director
3. Gabriela V. Simoes Dos Santos, Treasurer

**BE IT FURTHER RESOLVED** that two (2) signatures shall be required on all checks or other transactions.

**ADOPTED:** January 23, 2023

*RECORDED VOTE*

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair						
Daniel Choffo						
Judith Listwan						
Robert Gerris						
Raymond Lucas						
Miguel Simoes						
Harold Stahl						

I certify that the above Resolution was adopted by the Harrison Redevelopment Agency on January 23, 2023.

\_\_\_\_\_  
Gregory P. Kowalski  
Executive Director

**HARRISON REDEVELOPMENT AGENCY**

**RESOLUTION ADOPTING A CASH MANAGEMENT PLAN FOR FISCAL YEAR 2023**

**RESOLUTION NO. \_\_\_-1-2023**

**WHEREAS**, pursuant to amendments to N.J.S.A. 40A:5-14, *et seq.*, the State of New Jersey Local Fiscal Affairs Law, the governing body of each local unit is required to adopt a Cash Management Plan; and

**WHEREAS**, the Treasurer has submitted such a plan to the Chairman and Commissioners of the Harrison Redevelopment Agency, which fulfills all of the requirements of N.J.S.A. 40A:5-14, *et seq.*

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Harrison Redevelopment Agency of the Town of Harrison, Hudson County, New Jersey, as follows:

**THAT**, the Cash Management Plan presented by the Treasurer is hereby adopted;

**THAT**, this plan shall currently have a duration of twelve (12) months, commencing on January 1, 2023; and

**THAT**, the Executive Director is directed to provide copies of this Resolution to the Director of Local Government Services, the Auditor, and the Treasurer.

**ADOPTED:** January 23, 2023

*RECORDED VOTE*

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair						
Daniel Choffo						
Judith Listwan						
Robert Gerris						
Raymond Lucas						
Miguel Simoes						
Harold Stahl						

I certify that the above Resolution was adopted by the Harrison Redevelopment Agency on January 23, 2023.

\_\_\_\_\_  
Gregory P. Kowalski  
Executive Director

**CASH MANAGEMENT PLAN OF THE HARRISON REDEVELOPMENT AGENCY,  
IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY**

**I. STATEMENT OF PURPOSE**

This Cash Management Plan (the “Plan”) is prepared pursuant to the provisions of N.J.S.A. 40A:5-14 in order to set forth the basis for the deposits (“Deposits”) and investment (“Permitted Investments”) of certain public funds of the Harrison Redevelopment Agency pending the use of such funds for the intended purposes. The Plan is intended to assure that all public funds identified herein are deposited in interest bearing Deposits or otherwise invested in Permitted Investments hereinafter referred to. The intent of the Plan is to provide that the decisions made with regard to the Deposits and the Permitted Investments will be done to insure the safety, the liquidity (regarding its availability for the intended purposes), and the maximum investment return within such limits. The Plan is intended to insure that any Deposit or Permitted Investment matures within the time period that approximates the prospective need for the funds deposited or invested so that there is not a risk to the marked value of such Deposits or Permitted Investments.

**II. IDENTIFICATION OF FUNDS AND ACCOUNTS TO BE COVERED BY THE PLAN**

A. The Plan is intended to cover the deposit and/or investment of the following funds and accounts of the Harrison Redevelopment Agency:

1. Current Fund
2. Redeveloper Escrow Funds

**III. DESIGNATION OF OFFICIALS OF THE HARRISON REDEVELOPMENT AGENCY AUTHORIZED TO MAKE DEPOSITS AND INVESTMENTS UNDER THE PLAN**

The Treasurer of the Harrison Redevelopment Agency (the “Designated Official”) is hereby authorized and directed to deposit and/or invest the funds referred to in the Plan. Prior to making any such Deposits or any Permitted Investments, such officials of the Harrison Redevelopment Agency are directed to supply to all depositories or any other parties with whom the Deposits or Permitted Investments are made a written copy of this Plan which shall be acknowledged in writing by such parties and a copy of such acknowledgement kept on file with such officials.

**IV. DESIGNATION OF DEPOSITORIES**

The following banks and financial institutions are hereby designated as official depositories for the Deposit of all public funds deferred to in the Plan, including any Certificates of Deposit which are not otherwise invested in Permitted Investments as provided for in the Plan:



1. INVESTORS BANK
2. CITIZENS BANK
3. BANK OF AMERICA
4. VALLEY NATIONAL BANK
5. KEARNY BANK
6. CROWN BANK
7. SCHUYLER SAVINGS BANK
8. STATE OF NJ CASH MANAGEMENT FUND, Bank of America

All such depositories shall acknowledge in writing receipt of this Plan by sending a copy of such acknowledgement to the Designated Official(s) referred to in Section III above.

**V. AUTHORIZED INVESTMENTS**

A. Except otherwise specifically provided for herein, the Designated Official is hereby authorized to invest the public funds covered by this Plan, to the extent not otherwise held in Deposits, in the following Permitted Investments:

- (1) Bonds or other obligations to the United States of America or obligations guaranteed by the United States of America;
- (2) Government money market mutual funds;
- (3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other external factor;
- (4) Bonds or other obligations of the Local Unit or bonds or other obligations of school districts of which the Local Unit is a part or within which the school district is located;
- (5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Investment of the Department of the Treasury for investment by Local Units;
- (6) Local government investment pools;
- (7) Deposits with the State of New Jersey Cash Management Fund established pursuant to Section 1 of P.L. 1977, c.281 (c.52:18A-90.4); or
- (8) Agreements for the repurchase of fully collateralized securities if:
  - (a) The underlying securities are permitted investments pursuant to paragraphs (1) and (3) of this subsection A;
  - (b) The custody of collateral is transferred to a third party;
  - (c) The maturity of the agreement is not more than 30 days;
  - (d) The underlying securities are purchased through a public depository as defined in Section 1 of P.L. 1970, c.236 (c.17:9-41); and

- (e) A master repurchase agreement providing for the custody and security of collateral is executed.

For purposes of the above language, the terms “government money market mutual fund” and “local government investment pool” shall have the following definitions:

GOVERNMENT MONEY MARKET MUTUAL FUND. An investment company investment trust:

- (a) which is registered with the Securities and Exchange Commissioner under the “Investment Company Act of 1940,” 15 U.S.C. sec. 80a-1 *et seq.*, and operated in accordance with 17 C.F.R. sec. 270.2a-7;
- (b) the portfolio of which is limited to U.S. Government securities that meet the definition of any eligible security pursuant to 17 C.F.R. sec. 270.2a-7 and repurchase agreements that are collateralized by such U. S. Government securities; and
- (c) which has:
  - (i) attained the highest ranking or the highest letter and numerical rating of a nationally recognized statistical rating organization; or
  - (ii) retained an investment advisor registered or exempt from registration with the Securities and Exchange Commission pursuant to the “investment Advisors Act of 1940,” 15 U.S.C. sec. 89b-1 *et seq.*, with experience investing in U.S. Government securities for at least the most recent past 60 months and with assets under management in excess of \$500 million.

LOCAL GOVERNMENT INVESTMENT POOL An investment pool:

- (a) which is managed in accordance with 17 C.F.R. sec. 270.2a-7;
- (b) which is rated in the highest category by a nationally recognized statistical rating organization;
- (c) which is limited to U. S. Government securities that meet the definition of an eligible security pursuant to 17 C.F.R. sec. 270.2a-7 and repurchase agreements that are collateralized by such U. S. Government securities;
- (d) which is in compliance with rules adopted pursuant to the “Administrative Procedure Act,” P.L. 1968, c.410 (c.52:14B-1 *et seq.*) by the Local Finance Board of the Division of Local Government Services in the Department of Community Affairs, which rules shall provide for disclosure and reporting requirements, and other provisions deemed necessary by the board to provide for the safety, liquidity and yield of the investments;
- (e) which does not permit investments in instruments that: are subject to high price volatility with changing market conditions; cannot reasonably be expected, at the time of interest rate adjustment, to have a market value that approximates their par value; or utilize an index that does not support a stable

net asset value; and

- (f) which purchases and redeems investments directly from the issuer, government money market mutual fund, or the State of New Jersey Cash Management Fund, or through the use of a national or State bank located within this State, or through a broker-dealer which, at the time of purchase or redemption, has been Registered continuously for a period of at least two years pursuant to Section 9 of P.L. 1967 c.9 (c.49:3-56) and has at least \$25 million in capital stock (or equivalent capitalization if not a corporation), surplus reserves for contingencies and undivided profits, or through a securities dealer who makes primary markets in U.S. Government securities and repost daily to the Federal Reserve Bank of New York its position in and borrowing on such U. S. Government securities.

B. Notwithstanding the above authorization, the monies on hand in the following funds and accounts shall be further limited as to maturities or specific investments.

## **VI. SAFEKEEPING CUSTODY PAYMENT AND ACKNOWLEDGEMENT OF RECEIPT OF PLAN**

To the extent that any Deposit or Permitted Investment involves a document or security which is not physically held by the Harrison Redevelopment Agency, then such instrument or security shall be covered by a custodial agreement with an independent third party, which shall be a bank or financial institution in the State of New Jersey. Such institution shall provide for the designation of such investments in the name of the Harrison Redevelopment Agency to assure that there is no unauthorized use of the funds or the Permitted Investments or Deposits. Purchase of any Permitted Investments that involve securities shall be executed by a “delivery versus payment” method to insure that such Permitted Investments are either received by the Harrison Redevelopment Agency or by a third party custodian prior to or upon the release of the Harrison Redevelopment Agency’s funds.

To assure that all parties with whom the Harrison Redevelopment Agency deals either by way of Deposits or Permitted Investments are aware of the authority and the limits set forth in this Plan, all such parties shall be supplied with a copy of this Plan in writing and all such parties shall acknowledge the receipt of the Plan in writing, a copy of which shall be on file with the Designated Official(s).

## **VII. REPORTING REQUIREMENTS**

A. In compliance with N.J.S.A. 54:4-73, the collector shall, on the first day of each month report collections to the governing body of the municipality. Additional reports will be provided to the governing body as requested.

B. On the fifteenth day of each month during which this Plan is in effect, the Designated Official(s) referred to in Section III hereof shall supply to the governing body of the Harrison Redevelopment Agency a written report of any Deposits or Permitted

Investments made pursuant to this Plan, which shall include, at a minimum, the following information:

- (1) The name of any institution holding funds of the Harrison Redevelopment Agency as a Deposit or a Permitted Investment.
- (2) The amount of securities or Deposits purchased or sold during the immediately preceding month.
- (3) The class or type of securities purchased or Deposits made.
- (4) The book value of such Deposits or Permitted Investments.
- (5) The earned income on such Deposits or Permitted Investments. To the extent that such amounts are actually earned at maturity; this report shall provide an accrual of such earnings during the immediately preceding month.
- (6) The fees incurred to undertake such Deposits or Permitted Investments.
- (7) The market value of all Deposits or Permitted Investments as of the end of the immediately preceding month.
- (8) All other information which may be deemed reasonable from time to time by the governing body of the Harrison Redevelopment Agency.

**VIII. TERM OF PLAN**

This Plan shall be in effect from January 1, 2023 to December 31, 2023. Attached to this Plan is a resolution of the governing body of the Harrison Redevelopment Agency approving this Plan for such period of time. The Plan may be amended from time to time. To the extent that any amendment is adopted by the Council, the Designated Official is directed to supply copies of the amendments to all of the parties who otherwise have received the copy of the originally approved Plan, which amendment shall be acknowledged in writing in the same manner as the original Plan was so acknowledged.

**HARRISON REDEVELOPMENT AGENCY**

**RESOLUTION APPROVING AN EXTRAORDINARY, UNSPECIFIABLE SERVICES AGREEMENT  
WITH THE BANKER GROUP, LLC  
AS REDEVELOPMENT POLICY ADVISOR PURSUANT TO A FAIR AND OPEN PROCESS**

**RESOLUTION NO. \_\_\_-1-2023**

**WHEREAS**, the Harrison Redevelopment Agency (the “Agency”) has identified the need for a Redevelopment Policy Advisor to assist the Agency with, among other things, analysis of the Redevelopment Plan and its impact on municipal services and budgets; and

**WHEREAS**, the Agency requested proposals for this service pursuant to a fair and open process; and

**WHEREAS**, a proposal was submitted by The Banker Group, LLC, as well as by other firms; and

**WHEREAS**, the Commissioners deemed it in the best interests of the Agency to retain The Banker Group, LLC do to its extensive knowledge and proven expertise in this area.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Harrison Redevelopment Agency that:

1. The Agency hereby retains The Banker Group, LLC, with an address at 133 Orton Road, West Caldwell, New Jersey 07006, to provide services as Redevelopment Policy Advisor at the rate of \$175.00/hour for a sum not to exceed the amount \$25,000.00 for the period of January 1, 2023 through December 31, 2023.
2. This agreement is entered into pursuant to a fair and open process under N.J.S.A. 19:44A-20.5, *et seq.*
3. Funds are available for these services in the adopted 2023 Agency budget.
4. The Chairman and/or Executive Director are hereby authorized and directed to execute the attached agreement.
5. The contract shall be available for public inspection.
6. A notice of this action shall be printed once in the Jersey Journal.

**ADOPTED:** January 23, 2023

**RECORDED VOTE**

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair						
Daniel Choffo						
Robert Gerris						
Judith Listwan						
Raymond Lucas						
Miguel Simoes						
Harold Stahl						

I certify that the above Resolution was adopted by the Harrison Redevelopment Agency on January 23, 2023.

\_\_\_\_\_  
Gregory P. Kowalski  
Executive Director

**CERTIFICATION OF EXTRAORDINARY UNSPECIFIABLE SERVICE**

TO: HARRISON REDEVELOPMENT AGENCY

FROM: JAMES A. FIFE, CHAIRMAN

RE: CONTRACT FOR EXTRAORDINARY UNSPECIFIABLE SERVICE

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

Contractor: The Banker Group, LLC  
Cost: Not to exceed \$25,000.00  
Period: January 1, 2023 through December 31, 2023  
Purpose: Redevelopment Policy Advisor

This is requested to be awarded without competitive bids as an Extraordinary Unspecifiable Service ("EUS") N.J.S.A. 40A:11-5(1)(a). I do hereby certify as follows:

1. Other than the solicitation of proposals through the Fair and Open process, the Agency has not solicited qualifications or proposals since the expertise, training and proven reputation in the field and knowledge of the projects which this provider has rendered the solicitation of quotes from others meaningless.
2. The services to be provided are specialized and qualitative in nature. The services to be provided require proven knowledge and expertise in that particular field as well as knowledge of the projects, which this provider has demonstrated.
3. The services to be performed cannot be described by written specifications because of their indeterminate nature.
4. 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.

Dated: January 23, 2023

\_\_\_\_\_  
James A. Fife, Chairman

**AGREEMENT – THE BANKER GROUP, LLC**

This Agreement as of the 1st day of January, 2023, between the HARRISON REDEVELOPMENT AGENCY (the “Agency”) and THE BANKER GROUP, LLC, 133 Orton Road, West Caldwell, New Jersey 07006 (the “Contractor”).

**W I T N E S S E T H:**

1. The Contractor agrees to provide services to the Agency in connection with implementation of the Agency’s redevelopment plan, including review of proposed redevelopment activities and their impact on municipal services and recommendation of any proposed adjustments to the plan and redevelopment projects and agreements, as set forth in the Contractor’s bid submission, the terms of which shall be incorporated herein as if set forth at length, as authorized by a Resolution of the Agency dated January 23, 2023, a copy of which is attached hereto.

2. Compensation for such services shall be at the rates set forth below:

The Banker Group	\$175/hour
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3. The Contractor shall be reimbursed for all reasonable costs and expenses incurred in connection with the performance of its professional services.

4. On presentation of a proper claim for payment, the Contractor shall be paid on account for any amounts that have accrued for services rendered and for any amounts which have accrued for expenses incurred to the date of such a claim. So as to avoid adversely affecting the Agency from seeking reimbursement from redevelopers and otherwise adversely impacting the Agency’s budget, all claims for payment must be submitted to the Agency on a calendar monthly basis, and must be submitted within two (2) calendar months of the end of the calendar month for which the Contractor seeks payment. For example, the claim for payment for January 2023 must be submitted no later March 31, 2023. Failure of the Contractor to submit a claim for payment within two (2) calendar months of the end of the calendar month for which the Contractor seeks payment shall relieve the Agency from any obligation to pay the Contractor for such services and expenses and shall bar the Contractor from enforcing any claim for payment for such services and expenses in the event that said services are allocable to a specific redeveloper and the escrow account for said redeveloper is not sufficient to pay the expenses due to the passage of time.

5. This Agreement shall be effective as of January 1, 2023 and shall continue to December 31, 2023, unless earlier terminated by either of the parties on 60 days written notice to the other.

6. The maximum amount the Agency shall be liable for under this Agreement is \$25,000.00. This maximum is stated in order to allow the Treasurer to issue a Certification of Availability of Funds as required by N.J.A.C. 5:30-5.4(a), or its successors, and is not due the Contractor unless and until earned. In the event the maximum amount is reached before December 31, 2023, the contract may be continued by an amendment to this Section based on the availability of additional funds as certified by the Treasurer.

7. The Contractor represents that it knows of no conflict raised by this retention.

8. Contractor and the Agency hereby incorporate into this contract the mandatory language of N.J.A.C. 17:27-3.5 and the mandatory language of N.J.A.C. 17:27-3.7 promulgated pursuant to N.J.S.A. 10:5-31 to 38 (P.L. 1975, c. 127, as amended and supplemented from time to time), and Contractor agrees to comply with the terms, the provisions and the conditions of N.J.A.C. 17:27-1, et seq. and N.J.S.A. 10:5-31, et seq., including the provisions on the attached Exhibit ‘A’.

9. This agreement is subject to the Contractor’s execution and delivery of the attached certifications confirming that the Contractor does not engage in prohibited business activities with Iran, or with Russia or Belarus.

IN WITNESS WHEREOF, the Harrison Redevelopment Agency has caused this AGREEMENT to be signed and attested by the Chairman and the Contractor has executed this AGREEMENT to be effective as of January 1, 2023.

**HARRISON REDEVELOPMENT AGENCY**

By: \_\_\_\_\_  
James A. Fife, Chairman

**CONTRACTOR:**  
**THE BANKER GROUP, LLC**

By: \_\_\_\_\_  
Thomas A. Banker