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Mayor Zimmer Corrects the Record Regarding Hospital Sale

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Hoboken, NJ - Thursday, September 29th, 2011



There has been much confusion, much of it manufactured intentionally, about the nature of the bids received for the sale of Hoboken University Medical Center. Specifically, two bidders, CHA/Jersey City Medical Center, (JCMC) and P3, have made public statements and released information with regard to their bids which has had the effect of misleading the public. By doing so, they have waived confidentiality with respect to the actual content of their bids.

It is important to clarify the record so that the public fully understands that the offer from HUMC Holdco was at all times the only proposal that preserved our hospital, protected our taxpayers, had real financing in place, and offered the best opportunity for the long term success of the hospital and its employees.

The HUMC Holdco bid maintains all the vital services of our hospital and fully defeases the bond immediately, eliminating the financial risk for the City. It was fully funded with a solid commitment from a qualified lender for the

full purchase price. After the sale, the hospital would be obligated to pay its full property tax generating approximately \$600,000 of tax savings for Hoboken's taxpayers. No other bid came close to meeting these criteria.

As explained in more detail below, the CHA/JCMC bid did not maintain all of our hospital services, required the Hoboken taxpayers to remain liable on \$15 million of debt, and was dependent on \$59 million of government grants and tax credits that were speculative at best. P3's initial bid was to manage not acquire the hospital, not defeasing any portion of the bond. Their subsequent bid contained insufficient detail with respect to the purchase, and no credible assurance that they had access to the financing necessary to complete the deal.

Understanding CHA/Jersey City Medical Center's Bid:

The CHA/JCMC bid was in fact not from JCMC, but from an entity called Community Healthcare Associates, LLC. JCMC's involvement was limited to its agreement to lease a portion of the facility. They would maintain only some of the services currently provided by HUMC. The bid was for a for profit development project that would create a commercial building characterized as a medical mall that would lease space to healthcare related businesses. In order to facilitate this commercial development, a redevelopment zone would have to be created and payments in lieu of taxes would have to be agreed upon.

It is unclear whether the area even qualifies to become a redevelopment zone, which meant that their proposal may not have been legally possible. In addition, the funding for the transaction was largely speculative with only \$22.7 million in private equity.

Their speculative proposal was dependent on successfully applying for and obtaining \$59 million of public funding in the form of:

1. A \$20 million Stabilization grant from the State of New Jersey.
2. Applying for and receiving Urban Transit Hub tax credits in the amount of \$39 million which would then be sold to another entity for \$34.3 million.

These two elements of "financing," all of which involves the use of public money, would defease only \$42 million of the debt under the bonds guaranteed by the City. The balance would be refinanced as a direct obligation of the City of Hoboken through the issuance of \$15 million of redevelopment bonds. The bid assumed that the PILOTs granted through redevelopment would pay the costs of these bonds. In other words, this commercial for profit venture would pay no taxes and the City itself would remain liable for \$15 million.

Last but not least, the proposal explicitly stated that "the management company, Hudson Healthcare, will be able to

satisfy its financial obligations with the collection of its accounts receivable.” Given the Hospital’s bankruptcy filing, it is clear that this condition was impossible to meet and that CHA/JCMC’s proposal provided no value whatsoever to the Hospital’s unsecured creditors, including the two unions.

Understanding P3’s Bid:

Their initial proposal was only for the management of the hospital, not for its purchase. This proposal was not considered because we were seeking to sell the hospital not hire a new manager. It was, however, consistent with P3’s experience given that they are a consulting firm that, to best of my knowledge, has never owned and operated a hospital. They subsequently modified their bid to include an actual purchase offer. There was no indication however that they had the financial resources to acquire the hospital themselves or had any ability to finance such an acquisition. In the financing letter that P3 provided the financing firm stated “We have had discussions with P3 regarding its acquisition of Hoboken University Medical Center and would be interested in providing financing for HUMC after it has been stabilized and able to meet our lending criteria.” The assertion that this represents a firm commitment to provide the financing is simply ridiculous.

Given these facts, it is clear that the Holdco bid was the only bid that we received that would maintain our hospital services, fully defease the \$52 million bond, and which had the financing in place so that the transaction could actually be completed.

Finally, the public should know that the bid award for HUMC Holdco was voted on unanimously by the Hoboken Municipal Hospital Board, a team of volunteers dedicated to protecting the interests of our hospital and our City.

The CHA/JCMC, P3, and HUMC Holdco bids are provided here:

- <http://www.hobokennj.org/docs/humc/JCMC.pdf>
- <http://www.hobokennj.org/docs/humc/P3.pdf>
- <http://www.hobokennj.org/docs/humc/HUMCHoldco.pdf>

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December 10, 2010

Hoboken Municipal Hospital Authority
30 Willow Avenue
Hoboken, NJ 07030

Dear Sir or Madam,

In accord with your letter of December 3, 2010, Community Healthcare Associates (CHA) is submitting supplemental information and revisions for your consideration.

In September 2010, CHA submitted a proposal to The Hoboken Municipal Hospital Authority (HMHA) for the privatization of Hoboken University Medical Center (HUMC). Briefly, the plan proposed that CHA would purchase all the assets of HMHA including the real estate, provider numbers, medical licenses, medical equipment, furniture, fixtures, supplies, etc. Under the proposal, CHA would assume liability for the payment of the current bonds guaranteed by the City through a combination of CHA investments, urban transit hub tax credits, Hospital Stabilization Funds and the issuance of Redevelopment Area Bonds which shall be re-paid thru a PILOT agreement between CHA and the City of Hoboken.

Under the new proposal, CHA, in partnership with Jersey City Medical Center (JCMC), would develop the HUMC campus to provide essential inpatient and outpatient health care services to meet the needs of the greater Hoboken area. Services would include Emergency Services, a Women's and Children's Center of Excellence, appropriate medical/surgical support services, ambulatory surgical services, children's mental health services, and other inpatient and outpatient services. No other changes to the provision of services at HUMC would be made without the consent of the healthcare subcommittee, as outlined below.

Additionally, this letter revises our prior plan by incorporating a management agreement which will assume liability for potential losses in excess of the current monthly operating losses, until the final transfer of the Hospital to CHA. This new proposal provides a specific plan and timeline for the ownership transition. This guarantees that the City will incur no additional debt, as previously defined, during the transition phase.

HOBOKEN MUNICIPAL HOSPITAL AUTHORITY GOALS

As stated in its RFP, HMHA's goals are to:

- (1) Privatize the hospital, thereby relieving the City of Hoboken of its financial obligations related to the hospital;
- (2) Continue the facility as an acute care hospital;
- (3) Preserve the jobs of HUMC employees; and
- (4) Continue the working relationship with the medical staff.

The plan, outlined herein by CHA, addresses each of HMHA's stated goals.

CHA'S PROPOSED APPROACH

Under the revised plan CHA is proposing a management/purchase agreement that would begin upon execution, presumably no later than February 1, 2011. During the term of the management agreement (Phase I) HMHA would be held harmless for any additional losses incurred through the operation of the Hospital, as previously defined. CHA anticipates that Phase I would last approximately 10 months and that the "asset transfer" (Phase II) would be completed by the end of 2011. On or about January 1, 2012, CHA would assume ownership of the hospital and defease the bonds that were guaranteed by the City (Phase II). During Phase I, CHA and its partner, JCMC, would begin the transfer of maternity and pediatric services from the JCMC campus to HUMC and development of a Women's & Children's Center of Excellence.

Also, during Phase I, CHA, in conjunction with HMHA, the New Jersey Department of Health and Senior Services (NJDHSS), the other affected Hudson County hospitals, the Health Care Facility Financing Authority (HCFFA) and its agent Navigant Consulting, would determine how best to meet the health care needs of the Greater Hoboken area. This would be accomplished through a process that recognizes the desire to maintain a strong and viable health care presence at HUMC, ensures the continuation of essential acute and non-acute care services, retains health care workers' jobs while dealing with the realities of the marketplace and addresses the conclusions of the Reinhardt Commission (The Commission).

The Commission found that the State's oversupply of beds is concentrated in the Hackensack, Ridgewood/Paterson and the Newark/Jersey City market areas (market areas which encompass hospitals in Hudson, Bergen, Passaic and Essex counties -- the northeastern region of the State). The Commission also found that the most financially distressed hospitals were located in the northeast region of the State. These hospitals have other commonalities including a high volume of publicly insured patients, a low volume of surgical cases, and tend to be small to medium in size. According to the Commission, "These findings reflect the detrimental impact that the oversupply of beds, underpayment of public insurers, and poor compensation for medical vs. surgical care has on the economics of hospitals. In addition, it emphasizes the importance of size and scale in improving profitability."

The financial distress experienced by hospitals in Hudson County is evident in the fact that in December 2009, three Hudson County hospitals (HUMC, Christ Hospital and JCMC) received \$21 of the \$38 million in hospital stabilization grants. These grants were issued to nine financially distressed hospitals in order to maintain health care service access in communities where services were threatened as a result of the hospitals' potential closure or reduction in service capacity due to financial distress. As a result, the approach CHA proposes to take in determining how best to meet the acute and non-acute care needs of the area would be a regionalized plan aimed at addressing health care service needs of the Greater Hoboken area, including the safety net services provided by HUMC, while strengthening the existing providers through a reduction of licensed beds. Such an approach would reduce or eliminate Hudson County hospitals' dependence on hospital stabilization funding.

CHA principals who are seasoned health care professionals with over 100 years combined relevant experience would work to develop a transition plan to ensure that as many jobs as possible are retained at HUMC and within the county. CHA/JCMC would likewise work with the medical staff to ensure that physicians maintain an active presence at HUMC, are kept informed and assisted during the transition planning phase and are encouraged to maintain their medical practices within the City.

CHA is a New Jersey Limited Liability Company that was founded in 2008 by five health care executives who came together to purchase the Barnert Hospital and Medical Center in Paterson, NJ. With a vision to preserve health care services and jobs in the third largest city in New Jersey, CHA engineered a \$15 million renovation of the facility now known as the Barnert Medical Arts Complex. Today the facility is 90% leased or purchased by medical professionals providing a wide array of health care services such as: physician offices, an imaging center, three ambulatory surgical centers, pharmacy, reference laboratory, physical therapy, urgent care services and several outpatient clinics. Barnert also maintains inpatient sub-acute care services and inpatient addiction services. The successful conversion of Barnert Hospital has resulted in the preservation of over 600 jobs in the Paterson community.

In addition to Barnert, CHA is in the process of converting the William B. Kessler Memorial Hospital, in Hammonton, NJ to a Medical Arts Complex. Unfortunately, Kessler had suffered the same fate as several other financially distressed community hospitals and closed its doors in early 2009. CHA envisions this facility undergoing a similar health care conversion as Barnert, where both jobs and health care services will be brought back to the community. CHA is expecting to re-open the facility in early 2011.

CHA's partnership with JCMC provides hospital management expertise in performance and quality management. Since January 2008 the management team at JCMC has focused its efforts on organizational alignment around four central pillars: patient safety; clinical quality; satisfaction (employee, physician, patient); and economic health. In just three years, physician satisfaction scores have risen from the 3rd percentile to the 88th percentile. The Medical Center's physician engagement index is ranked in the 99th percentile.

In addition, JCMC has added a number of new clinical programs to its list of services including a vascular surgery program, Epilepsy Center, Stroke Center, Balance Center, Mammography Center, Mobile Liposripsy Center, and instituted the Spine Center of New Jersey. These programs add to an already broad list of programs and services available to residents of Hudson County. A new Medical Arts Building recently opened, providing a number of outpatient services and office space for some of the 200 new physicians who have been recruited to the Medical Center since 2008.



As a testament to JCMC's focus on performance quality, it has recently won a number of awards for "Nationally Recognized Care". These include:

- 1) The American Nurses Credentialing Center's Magnet Award for Nursing Excellence.
- 2) Certification and excellent ratings from The American College of Radiologists, The American College of Surgeons, and The American College of Pathologists.
- 3) Accreditation from The Joint Commission on Health Care.
- 4) Castle Connolly's number 1 rank hospital overall in New Jersey.
- 5) The first EMS service in the U.S. to earn triple accreditation – the gold standard in dispatch, education and essential medical services.

None of the changes would have been accomplished without the focused, participative approach of management and its ability to create and have employees and physicians embrace a collective vision of achieving a top 10 percentile ranking nationally in its four pillars.

These changes have resulted in phenomenal growth. Since 2008, JCMC has been able to increase its net patient service revenue from \$165 million to a projected \$205 million in 2008 (before any extraordinary State funding).

JCMC's performance in recent years, coupled with CHA's demonstrated ability to develop struggling hospital locations into viable community institutions, represents a significant opportunity to improve the health care services available to Hoboken area residents.

RATIONALE

The proposed plan outlined by CHA is sound, sustainable and provides for the rational delivery of health care to the Hoboken/Hudson County region. Over the last 25 years HUMC has undergone three reorganizations in an effort to remain solvent as an acute care hospital, none of which have succeeded. Fully, 72% of primary service area residents seek care at other hospitals, 32% seek care outside the county and many outside the State due to residents' proximity to New York.

Perhaps the only reorganization model that has not been attempted by HUMC is the out-of-network hospital model. While such a model may allow low volume hospitals to operate profitably, the cost of doing so is passed on to payers and employers resulting in unsustainable health care premium costs for large and small private employers and federal, State and local employers. Moreover, in an era of expanding health care coverage and payment reform it is unlikely that such models can or will be sustainable. Employers, patients and payers will band together to call for legislation that ends practices that cause health benefit costs to continue to escalate.

Such action would render hospitals operating under an out-of-network model unprofitable and many will be forced to close. If HMHA is serious about maintaining health care services in the City considering such a path would be ill conceived and result in a short-term fix that would be a long-term disservice to residents of the City.

The alternative as proposed by CHA would create an agreed-upon model for health care delivery for the Greater Hoboken area that would preserve health care services and jobs at HUMC. CHA's proposal is built on the premise that residents of Hoboken deserve a long-term sustainable solution to providing essential health care services in a manner that is both rational and affordable. The HCFFA, with the financial support of Christ Hospital, JCMC and HUMC, commissioned Navigant Consulting, Inc. to identify the existence of any duplication of services or unused capacity in the hospitals' service areas and to propose recommendations for the consolidation or regionalization of services if such duplication or over-capacity is identified. Results of the study have yet to be released. CHA believes that a collaborative approach that involves CHA, HMHA, the NJDHSS and hospitals within Hudson County in a thoughtful review of the research already undertaken can evolve into a rational, affordable and sustainable approach to regionalizing services within the county.

JCMC is Hudson County's largest health care provider and its only tertiary medical center offering specialized services for maternity, pediatric, cardiac surgery, trauma and stroke patients. The transfer of its Post-Partum, Labor and Delivery, Level II neonatal Intensive Care Unit, Antenatal Testing Unit, OB/GYN teaching program, Regional Perinatal Intensive Care Unit, Acute Pediatric Unit, and Women's Imaging & Breast Center Satellite would immediately make the HUMC site the market leader for both maternity and pediatric care in the region. The combined numbers of deliveries at HUMC and JCMC would total approximately 3,000 deliveries. The combined strength of these services would create a foundation for a world class Women's & Children's Center for the entire region. The goal would be to extend JCMC's mission of enhancing life and their vision of being in the top 10 percentile nationally to every service on the HUMC site.

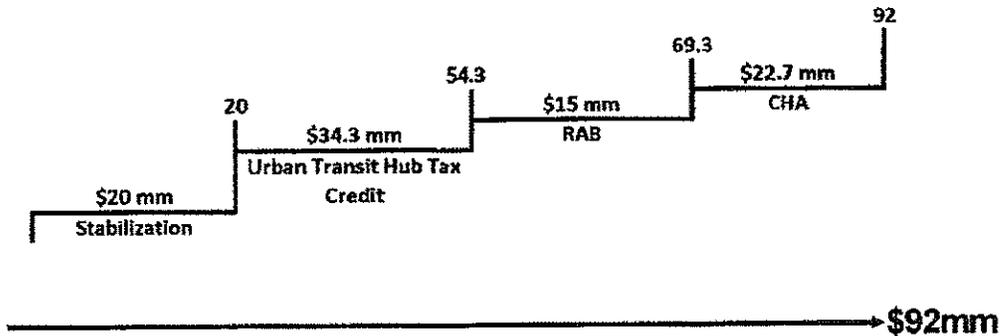
ACCOMPLISHING THE PLAN

Accomplishing CHA's goal to extend JCMC's Vision of being in the top 10 percentile nationally at the newly redefined HUMC campus will require HMHA's approval and agreement to CHA's management and purchase agreement and an investment of \$92 million to cover the cost of the bond defeasement (\$52 million), transition costs (\$10 million), and building renovations (\$30 million). The project would be financed through a combination of funding sources, including:

- Urban Transit Hub Credits;
- Redevelopment Area Bonds;
- Hospital Stabilization Funds;
- Equity contribution from CHA; and
- Other funding sources.

In order to be eligible for the Urban Transit Hub Credit Program the proposed project must exceed \$50 million less the cost of the land value (\$10 million) and new capital investment (\$30 million); making \$52 million eligible for the tax credit. These credits can be sold at a minimum price of 75% of their face value (\$39 million). After adjusting for inflation, the present value that could be realized from tax credits is \$34.3 million. CHA would seek to raise \$15 million in Redevelopment Area Bonds. Accomplishing this would require recommendations by the Planning Board and City Council approval. The entire process would take approximately six

months. Another \$20 million would be raised from NJDHSS Stabilization Funds on behalf of JCMC and HUMC. Lastly, \$22.7 million would come from the equity contribution of CHA.



Other potential sources of funds may be available through charity care, disproportionate share or the special relief funding.

CHA has had preliminary discussions and a positive response from the NJDHSS regarding the use of stabilization funding for the regionalization of services in Hudson County. Horizon Blue Cross Blue Shield has expressed interest in purchasing tax credits and is seeking Board approval. They have also agreed to CHA's request for a rate enhancement during the transition period.

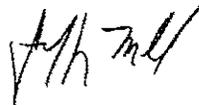
As indicated in the timetable below, CHA and JCMC believe that the management and asset purchase agreement can be completed in approximately one year.

Not later than 12/31/2010	Execution of Letter of Intent
Not later than 02/01/2011	Execution of Management & Purchase Agreement
02/01/2011	CHA to assume the management of the HUMC
04/01/2011	CHA to demonstrate viability of funding sources
04/01/2011	CHA and health care subcommittee to determine the regional plan for Hoboken/Hudson County
05/01/2011	JCMC to consolidate services to HUMC
01/01/2012	Defeasement of Bonds & Asset Transfer to CHA

CHA and its partner, JCMC, believe that this proposal is consistent with HMHA's goals and will provide the Hoboken community with a sustainable health care presence. The proposal will eliminate the City's bond obligation, is consistent with the findings of the Reinhardt Commission and the expected outcome of the Navigant Report. CHA has a proven track record in health care redevelopment projects and in preserving both union and non-union jobs. JCMC has a proven track record in medical staff relations and engagement. Both JCMC and CHA have a solid

relationship with the NJDHSS and JCMC's excellent relationship with insurers will help to serve as an added plus through the transition phase.

Sincerely,

Handwritten signature of Jeffrey S. Moll in black ink.

Jeffrey S. Moll
Managing Partner

JSM/cad

cc: Mr. Ken Rosen, Esq. Lowenstein Sandler
Ms. Mary Seymour, Esq. Lowenstein Sandler
Mr. Perry Mandarino, Price Waterhouse Cooper
Mr. Stephen Fleming, Price Waterhouse Cooper



Community Healthcare Associates, LLC
2 Broad Street
Bloomfield, NJ 07003
Office: (973) 429-7900
Fax: (973) 860-1386

March 31, 2011

Honorable Dawn Zimmer
Mayor
City of Hoboken
Hoboken City Hall
94 Washington Street
Hoboken, NJ 07030

Ms. Toni Tomarazzo
Chairperson
Hoboken Municipal Hospital Authority
308 Willow Avenue
Hoboken, NJ 07030

Dear Mayor Zimmer and Chairperson Tomarazzo,

We have just received a commitment letter from **Hampshire Real Estate Companies** (copy attached) in support of our proposal for the acquisition of Hoboken University Medical Center. We believe that our strong financial partner will provide you with the comfort that you require in your deliberations.

To highlight some of the key points from our modified proposal we offer the following:

1. Commitment to an Acute Care Hospital.
2. Full Defeasance of Hospital Authority Bonds, eliminating all City and Authority guarantees
3. Financial Guarantee of the Operating Losses thru the transition period.
4. A fast and orderly transition.
5. JCMC will recognize the Unions and will work towards the assumption of all union contracts, obligations and liabilities.

The above is subject to full disclosure and due diligence. In conclusion we hope that this addresses all of your concerns regarding our proposal and appreciate your further consideration of our proposal.

Sincerely,

William J. Colgan
Managing Partner
Community Healthcare Associates, LLC

Joseph Scott
President & CEO
Jersey City Medical Center

Hampshire

REAL ESTATE COMPANIES



Donald J. Engels
Senior Vice President
973-734-4246

March 31, 2011

Via Email: jmoll@cha-properties.com
bcolgan@cha-properties.com

Jeff Moll
Bill Colgan
Community Healthcare Properties
2 Broad Street
Bloomfield, NJ 07003

Re: Hoboken University Medical Center

Dear Bill & Jeff:

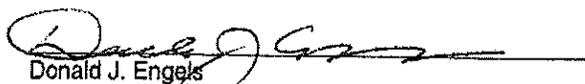
This letter shall serve as our intent to become the financial partner with Community Healthcare Associates, LLC to purchase the above "Property". We have reviewed the CHA proposal for the purchase of HUMC and are prepared to serve as the primary funding source for both the unfunded portion of their proposal as well as a backstop for the various proposed funding sources. This combination of resources will assure the defeasance of the bonds currently held by the Hoboken University Municipal Authority.

The Hampshire Companies is a full-service, private real estate investment fund manager with a portfolio of over 260 assets encompassing approximately 25 million square feet and containing an overall value in excess of \$2 Billion. We anticipate utilizing our Hampshire Partners Fund VIII to acquire the project. The Fund is a \$350 million discretionary real estate fund whose investment focus is on diversified commercial Real Estate opportunities in New Jersey and the Northeast.

This offer is contingent upon both the completion of a due diligence period and the execution of an Asset Purchase Agreement between CHA and HUMC.

Sincerely,
HAMPSHIRE GLOBAL PARTNERS, LLC

BY:


Donald J. Engels
Senior Vice President

Cc: Jon F. Hanson
James E. Hanson, II
Norman Feinstein

Hoboken Municipal Hospital Authority

A P3 Solution

09.13.2010

Table of Contents

Objective.....	3
About P3.....	4
P3 Approach.....	5
Response To Requirements "Answering the Call".....	7
Profiles & References.....	11
o P3 Core Team	
o P3 Executive Leaders	
o P3 Strategic Business Partners	
Letters In Support.....	23

Objective

BACKGROUND

Founded in 1863 as Saint Mary Hospital, the Hoboken University Medical Center is the oldest continuously operating hospital in New Jersey. Hoboken Municipal Hospital Authority (the "Authority") is seeking proposals from parties interested in acquiring the Hoboken University Medical Center and its affiliated entities ("HUMC" or the "Hospital") and continuing to operate HUMC as an acute care hospital.

GOALS

Hoboken Municipal Hospital Authority's stated goals:

- o Privatizing the Hospital
- o Continuing Hoboken UMC as an acute-care hospital
- o Preserving jobs of Hoboken UMC employees
- o Continuing the working relationship with the Hospital's medical staff
- o Relieving the City of Hoboken of its financial obligations with respect to its guaranty of the Hospital's bond debt

SPECIFIC REQUIREMENTS

Provide a written proposal ("Proposal") which addresses the following:

- A. Proposed use of the Hospital facilities, including level of service;
- B. Proposed transaction structure, including price and form of payment;
- C. Proposed distribution or allocation of funds;
- D. Proposed liabilities to be assumed by acquirer;
- E. Planned capital investment programs;
- F. Required financing for the proposed transaction;
- G. Status of financing;
- H. Identity of acquirer;
- I. Prior health care experience of principals;
- J. Proposed capital structure of acquirer;
- K. Prior acquisitions or investments in the health care industry;
- L. Time table for due diligence, execution of a letter of intent, and execution of an asset purchase agreement;
- M. Conditions to completion of transaction, required approvals and permits; and
- N. Identity of financial advisor and legal counsel for acquirer.

Also an executed nondisclosure agreement must be included.

About P3

Paradigm Physician Partners (P3) was formed to address the failing state of hospitals and the care they provide. P3 facilitates a hospital's mission to deliver clinical excellence by addressing their strategic, operational, and financial challenges and establishing industry best practices.

P3's mission:

Transform the way health care is accessed, financed and delivered.

P3 will deliver on this corporate mission by demonstrating the business value of providing safe, effective, timely, patient-centered, efficient, equitable health care.

P3's comprehensive approach measurably improves quality, enhances service, and reduces cost by instituting a unique combination of socially responsible capital investment, governance and management principles and a deep commitment to an institutional compact that engages and aligns organizational culture, people, processes, and technology in the relentless pursuit of perfect patient care.

By maintaining the hospital's not-for-profit status operational profits can be reinvested in the hospital's mission. This allows all stakeholders to participate in the success they helped create. Results achieved through reducing resource consumption, increasing revenues and decreasing cost are outsized and quantifiable and are reflected financial, clinical, and operational performance excellence.

Goal Statement:

Transform healthcare through the relentless pursuit of perfect patient care by acquiring and partnering with acute care hospitals, all stakeholders and the communities they serve. Achieve the world's best patient outcomes by creating a superior health system.

P3 specializes in the implementation of comprehensive solutions that increase financial and operational performance. By partnering with clients, we deliver solutions that improve quality, increase revenue, reduce expenses, and increase physician, patient, and employee satisfaction across the healthcare enterprise. We bring more resources, greater knowledge, and significantly deeper experience than others in the field. P3's solutions promote social progress, deliver results more quickly and are sustainable.

The P3 Approach

Paradigm Physician Partners (P3) manages hospitals under public-private partnership agreements with non-profit organizations and local governments. P3 delivers capital, operational expertise, accountability, and a new strategic direction for each hospital it partners with without any transfer of ownership. P3 allows non-profit and public hospitals to remain an asset of the community while bridging the gap between public needs and private capital without compromising mission or margin.

OUR VISION

To make Hoboken University Medical Center and its primary and secondary service areas the best and safest place to receive health care and live a healthy and productive life.

Paradigm Physician Partners (P3) envisions operating HUMC under a unique public-private partnership that aligns the interests of all stakeholders involved, including the patients, doctors and nurses, employees, community, labor unions, city, and hospital administration.

Under the P3 approach, HUMC will become a first of its kind model of clinical excellence, a productive and nationally recognized hospital asset and source of community pride for the City of Hoboken.

Our model will achieve Hoboken Municipal Hospital Authority's goals, including:

- Privatizing the Hospital
- ✓ Continuing Hoboken UMC as an acute-care hospital
- ✓ Preserving jobs of Hoboken UMC employees
- ✓ Continuing the working relationship with the Hospital's medical staff
- ✓ Relieving the City of Hoboken of its financial obligations with respect to its guaranty of the Hospital's bond debt

We believe that a critical next step is to conduct a 60-day due diligence examination of HUMC, one which will ensure that:

- a) we fully understand the current state of HUMC's condition
- b) we can meet HMHA goals and
- c) we can generate targeted IRR of 12 percent for our investors

THE P3 DIFFERENCE

P3 provides a model and method for decreasing costs and improving care at distressed non-profit hospitals in the most cost effective manner currently in the market. Where other companies focus entirely on financially oriented hospital outcomes, P3 focuses on patient-centered outcomes, aligning its fee structure to achieving financial and clinical results on par with the top 1% of non-profit hospitals nationwide.

P3's executive management team will work collaboratively with the senior management team, the Board of Directors and other HUMC professionals in evaluating and implementing strategic and tactical options to improve the performance of the hospital. The roles of this management team will include the following:

- o Managing the Hospital's executive and financial functions
- o Providing leadership to the financial function including, without limitation, assisting the Hospital in (i) strengthening the core competencies in the finance organization, particularly in cash management, planning, general accounting and financial reporting, information management and (ii) formulation and negotiation with respect to a plan of improvement
- o Overseeing development of an operating business plan to be used in managing the Hospital for the current year as well as for future years
- o Overseeing and driving financial, operational and clinical performance in conformity with P3's Clinical Transformation Roadmap (CTR) specifically designed for HUMC.

"No Layoffs" Policy

P3 strictly adheres to our "no-layoff" policy and we will also seek to retain HUMC's current management and leaders. In addition, we will develop and grow HUMC's medical staff into a fully integrated highly valued partnership entity aligned in HUMC's mission of "world's best care."

Focus on Key Management Systems and Process

Embedded within P3's Governance and Management principles are key management systems and processes through which senior leadership drives a values-based organization that maintains a strong focus on performance results, continuous improvement and innovation, and the ability to respond to patient, other customer and market needs.

Leadership by "Code of Conduct"

Senior Leadership will communicate and foster a Code Of Conduct, (COC) published in a document called Setting the Standard (attached). This is distributed to all employees annually, expectations are clarified, and all sign an agreement that they will abide by the COC.

The COC is the baseline from which all dialogue and interactions begin. COC is the precondition during key communication venues from senior leadership to personally engage employees in both formal and informal COC discussions to further ensure understanding and compliance.

Governance by Accountability

Additionally, each year all members of the Board Of Trustees (BOT) will participate in formal orientation, which officially assigns the roles and responsibilities of BOT members in establishing accountability in delivering of the hospital's mission and commits to them to the COC.

Measurable Results

The Finance Committee including members of HMHA, will oversee HUMC's financial reporting, will review financial statements monthly and monitor compliance and financial controls. Annually, a financial audit will be performed by an independent third-party company.

If the system's stats fall below 93 percent for a benchmark, the CEO will immediately form a team to find out why and address the problem. This review will include every aspect of the system's operations, from the boardroom to bedside care.

P3: Answering the Call

A. Proposed use of the Hospital facilities, including level of service

P3 proposes to transform Hoboken University Medical Center (HUMC) into a full-service, acute care community hospital offering comprehensive medical, surgical and therapeutic services staffed by a world-class medical staff and highly motivated clinical caregivers providing the most innovative, technologically advanced care available. We intend HUMC to become a showcase model of clinical excellence operating under a unique public-private partnership that aligns the interests of all stakeholders and provides the community of the City of Hoboken with a nationally recognized community hospital and a tremendous source of community pride.

B. Proposed transaction structure, including price and form of payment

P3 anticipates proposing a public-private partnership with the Authority involving, in lieu of a traditional asset purchase, a modified acquisition in the form of a management contract between a not-for-profit entity created by P3 and the Authority. The details of the transaction structure will be further developed during the due diligence process when necessary information is furnished to P3.

C. Proposed distribution or allocation of funds

P3 will commit a minimum of \$25 million for anticipated operating deficits and capital improvement projects. Funding will be furnished by a prominent investor group further described herein below and financing terms will be developed during the due diligence process; the financing will likely be secured by a mortgage lien on unencumbered assets such as the Hospital facilities and the other available collateral as determined during the due diligence process.

D. Proposed liabilities to be assumed by acquirer

P3's Funding Partner is prepared to consider refunding the outstanding debt but during due diligence we will also explore the option to guaranty debt service payments required by the City of Hoboken, pursuant to its guaranty related to the Authority's Series 2007 Bonds as well as its guaranty related to the Authority's, Series 2009 Bonds. P3's Funding Partner's guaranty will be collateralized by a mortgage lien on the Hospital's facilities and other available collateral as determined during the due diligence process. Alternatively, P3 will evaluate whether it is feasible with the approval of Bond Insurer to replace the City Of Hoboken's guaranty with the guaranty of P3's Funding Partner, in order to maintain the value of the FSA/Radian bond insurance policy.

E. Planned capital investment programs

Capital investment requirements will be determined by the due diligence process but the initial focus will be on areas of high-value in need of updates -- MDs, nurses, staff, technology, equipment, OR, L&D, ICU, facility upgrades, energy, etc.

F. Required financing for the proposed transaction

Investor is in place - private placement will be entered into upon completion of due diligence.

G. Status of financing

During the due diligence phase we will evaluate whether it is economically feasible and advantageous to refund all or part of the existing debt. Should we determine that refunding is in the best interest of the hospital we would seek to obtain financing from the Funding Partner on a private placement basis or via accessing capital markets to refund outstanding bond debt.

P3's agreement with our Funding Partner requires each investment opportunity to meet certain criteria. Based on the limited information we have regarding HUMC, we believe that this opportunity meets our criteria. If we are selected to proceed to the next stage of the process, our Funding Partner will begin its financial due diligence and other steps necessary to set up a Loan Agreement.

In addition to the Loan Agreement to fund capital and operating needs, our Funding Partner will also enter into a revolving line of credit with P3 (Management Company) in an amount to be determined based on due diligence.

P3's Funding Partner is a Nevada corporation backed by domestic and international capital with interests in urban redevelopment, entertainment, technology, and offshore drilling. The Funding Partner specializes in the private placement of investment capital into distressed asset acquisitions.

We wish to keep the name of our Funding Partner confidential at this stage of the acquisition process. If, however, we are selected to proceed to the next stage of the process, we will be pleased to disclose the name of our Funding Partner and provide you with the information you will require to perform due diligence on our Funding Partner.

H. Identity of acquirer

A to-be-formed New Jersey non-profit corporation. Parent holding company is Paradigm Physician Partners (P3) - based in Easton, CT. P3 leverages its significant experience, business relationships, and high-level analytics to analyze, evaluate, and acquire operational control of distressed hospital assets in public-private partnerships.

- o P3 Team (profiles attached)
- o Hospital Executive Team (sample profiles attached)
- o Business Relationships (sample profiles attached)
- o Expert Advisory Panel (sample profiles attached)

I. Prior health care experience of principals

P3 has a deep bench of highly experienced executive leaders with significant experience in transforming distressed hospitals into high performance operations.

(See profiles of P3's executive leader's recent successes improving the financial and clinical outcomes at non-profit hospitals)

J. Proposed capital structure of acquirer

We anticipate that the Management Company will be a member-less nonprofit corporation with a self-perpetuating board. As described above, the Board of Directors will be selected by an independent panel from among qualified individuals who are committed to the welfare of the Hoboken community. P3 and our Funding Partner will have the right to nominate individuals to serve as their representatives on the Board. The number of such representatives are yet to be determined.

K. Prior acquisitions or investments in the health care industry

Key members of P3's executive team have decades of experience with hospital acquisitions, including asset valuations, strategic joint ventures with physicians and commercial entities, and structuring alternative financing options. In addition, P3 has participated in numerous distressed hospital acquisition analyses from asset valuations, capital raise through the formal submission of Asset Purchase Agreement to acquire all assets and debt of three separate hospitals totaling over \$500mm in revenues.

L. Time table for due diligence, execution of a letter of intent, and execution of agreements

P3's opportunity to add value will be identified in the 60-day pre-hospital acquisition/transaction opportunity analysis. Steps of the opportunity analysis are outlined below:

1. Deploy a P3 "Tiger Team" on-site to conduct a comprehensive analysis to evaluate and benchmark hospital's asset value to financial, operational, quality and demand-based clinical services criteria. Interview clinical workforce, hospital leadership and BOD to assess receptivity and readiness for cultural transformation. Inspect and appraise the condition of plant, property and equipment, and produce a three year operating plan that is quantifiable and actionable in the areas of revenue cycle, expense management, process flow and clinical best practice utilization.
2. Develop a strategic plan and capital budget that increases operating cash flow through operational efficiencies, investments in technology and clinical equipment, service line growth, physician clinical staff development and physical plant.
3. Secure key stakeholder support and buy-in (hospital board, physicians, community leaders, union and non-union employees, and secured and unsecured creditors).
4. Design a legal strategy and strategic asset investment strategy that is sensitive to investment market benchmarks and appeals to the investment community.
5. Negotiate a management agreement with the Authority.
6. Create the transition plan, P3's Clinical Transformation Roadmap (CTR). CTR insures that strategy and change initiatives are quickly put into practice and will continually reinforce across all care giving, operational and administrative roles.
7. Upon completion we are prepared to move very quickly to consummate the appropriate agreements and we have the necessary resources to conduct our confirmatory due diligence concurrently with the negotiation of the terms and conditions of the proposed agreement. Consequently, we would anticipate that the definitive agreement with contingencies could be executed on or before December 1, 2010.

M. Conditions to completion of transaction, required approvals and permits

Investor's credit committee will need up to 120-days to complete investment due diligence and execute. During this phase MOU can be signed and funds can be escrowed so agreements can be advanced. Additionally, depending upon the ultimate structure of the transaction, CON, CHAPA and licensure approvals may need to be addressed.

N. Identity of financial advisor and legal counsel for acquirer

Financial Advisor:

JH Cohn, LLP
Clifford Zucker, CPA
732-635-3107
czucker@jhcohn.com

Legal counsel:

Maryann Kicenuik, Partner
Windels, Marx, Lane & Mittendorf, LLP
732-448-2539
mkicenuik@windelsmarx.com

Letters in Support

1. Tommy Thompson, former Secretary of the U.S. Health and Human Services and four-term governor of Wisconsin, Chairman of the Deloitte Center for Health Solutions and a partner at the law firm of Akin Gump Strauss Hauer & Feld, where he is responsible for developing innovative solutions to the healthcare challenges facing American families, businesses, communities, states and the nation.
2. Ken Kizer, MD, Chairman Medsphere (EMR), former president and CEO of the National Quality Forum, and Undersecretary for health in the U. S. Department of Veterans Affairs (VA). (At the VA, Dr. Kizer transformed the manner in which care is delivered and measured. The VA maintains the largest integrated health-care system in the nation, with a budget of more than \$20 billion, approximately 200,000 staff and more than 1,100 sites of care delivery. Today, the VA is recognized as a model of excellence in health care due to Dr. Kizer's leadership and aggressive goals for improvement).
3. Paul O'Neill, Sr., former Secretary of the U.S. Treasury, former Chairman and CEO of Alcoa, Founder of Pittsburgh Regional Health Initiative and on the board of NQF, RAND, and more than a dozen other organizations.
4. William B. Weeks, MD, Course Director, Associate Professor, The Dartmouth Institute for Health Policy and Clinical Practice. Dr. Weeks is with the Veterans Administration (VA) Outcomes Group Research Enhancement Award Program, VA Medical Center, White River Junction, VT, and the Department of Psychiatry, Dartmouth Medical School, and the Dartmouth Institute for Health Policy and Clinical Practice, Hanover, NH. Director, White River Junction Field Office, VA National Center for Patient Safety, and a member of *The Joint Commission Journal on Quality and Safety's* Editorial Advisory Board.
5. Richard P. Shannon, M.D., Frank Wister Thomas Professor of Medicine, Chair, Department of Medicine, the University of Pennsylvania School of Medicine, University of Pennsylvania Health System and Hospital of the University of Pennsylvania.
6. Virginia Tracy R.N., Executive Director and Joan Campagna, R.N., CCRN, President, JNESO, the professional health care union, District Council 1, IUOE/AFL-CIO on behalf of nearly 600 employees of St. Mary's Hospital.

THE HONORABLE TOMMY G. THOMPSON

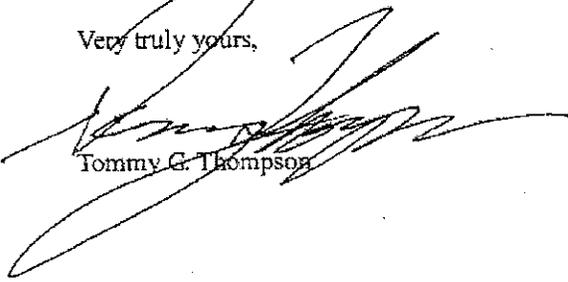
The Honorable Jon S. Corzine
Office of the Governor
State of New Jersey
Post Office Box 0001
Trenton, NJ 08625

February 12, 2009

Dear Governor Corzine,

I have been working with Paradigm Physician Partners, LLC (P3), a professional management consortia, along with several other experienced advisors in these matters and I strongly believe that their initiative for the change of management at St. Mary's Hospital in Passaic is the right one. I believe that they can do an excellent job and hope that you strongly consider their team.

Very truly yours,



Tommy G. Thompson

The Honorable Kenneth W. Kizer, M.D., M.P.H.
Kizer & Associates, LLC.
10 Glittering Sky
Aliso Viejo, CA 92656
949.360.4104
kennethwkizer@aol.com

February 9, 2009

The Honorable Jon Corzine
Office of the Governor
PO Box 001
Trenton, NJ 08625

Dear Governor Corzine:

A particularly important change of management at St. Mary's Hospital in Passaic is in jeopardy. I appeal to you to look into this matter and, hopefully, use the influence of your office to help ensure that the people of Passaic, as well as all of the taxpayers of New Jersey who might be affected by the outcome of this matter, are well served.

I just learned that the decision on this matter, previously scheduled for later this month, is likely to be made tomorrow, February 10th.

Saint Mary's Hospital is an essential inner city hospital which is over \$100 million in debt and headed toward insolvency. Paradigm Physician Partners, LLC (P3), a professional management consortia, along with several partners and experienced advisors in these matters, have identified several areas where relatively simple improvements should yield significant clinical and financial gains. We believe that the hospital's situation can be turned around so that it can continue to serve this community.

P3 has a plan and a team poised to turn St. Mary's Hospital into a model of distinction. The plan embodies sound, evidence-based strategies and practices that have been demonstrated to be successful elsewhere. P3 offers a fresh and promising alternative to the status quo or any form of restructured bankruptcy, the alternative solution to the proposed management change. Indeed, under the P3 plan, St. Mary's could be a New Jersey showcase for how to provide high value healthcare.

Please take a moment to look into the matter to judge for yourself what might be best for the people of Passaic and its neighboring communities.

Sincerely,
Electronic Signature Provided

Kenneth W. Kizer, M.D., M.P.H.

cc: Heather Howard, Commissioner, Department of Health and Senior Services
Mark E. Hopkins, Executive Director, New Jersey Health Care Facilities Financing Authority



February 10, 2009

Governor Jon Corzine
Office of the Governor
State of New Jersey
P.O. Box 001
Trenton, NJ 08625

Dear Governor Corzine,

It is with great pleasure that we submit this letter in support of Paradigm Physician Partner's (P3) proposal to St. Mary's Hospital. We believe their business model is sound and, in conjunction with Value Capture's support, holds great promise for this hospital, hospitals in New Jersey, and health care reform overall.

Our company, Value Capture, LLC, helps a select group of health care leaders transform the performance of their hospitals to match the safety, quality and profitability of some of the world's most productive organizations, including Alcoa and Toyota. *Supported by Value Capture, determined executives can progress toward ideal safety and clinical outcomes at an annual, continuing rate of 40%-50% while achieving overall non-personnel cost reductions of 30%-50%.* Value Capture principals have led the leading applications of the full improvement systems developed at Alcoa and Toyota to health care.

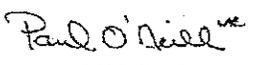
P3's model invests \$35 million in capital into state-of-the-art business and clinical practices to transform St. Mary's Hospital from a distressed safety net hospital into a vibrant community health system. This system will provide cost effective, high quality care and access to basic primary and preventive care for *all* members of the community at a location that is essential. We believe P3's model and the options that exist at St. Mary's Hospital represent an excellent opportunity for the successful application of the principles and tools we have developed. We look forward to the opportunity to work with Paradigm Physician Partners at St. Mary's Hospital.

While this approach may be new to New Jersey, P3's collaborative, evidence-based model brings to St. Mary's Hospital the "best practice" implementation strategies that have a proven track record of success in multiple hospitals across the country. As a key partner in this transformation process, Value Capture will help P3's leaders set up a problem solving system and institute Toyota-based pathway improvements in areas where clinical and financial opportunities have been quantified toward the goal of capturing all the value possible for the resources invested (no health system in the nation that we know of is above 50% value capture right now).

Value Capture's principals have done a preliminary review of operations at SMH and we anticipate significant improvements in medication use and supply pathways and infection elimination initiatives that will contribute \$26 million in economic benefit over three years and also reduce errors and deaths. With the leadership support at St. Mary's we will help deploy our proven strategies, bringing a track record of success we have achieved at some hospitals participating in the Pittsburgh Regional Health Care Initiative, Allegheny General Hospital, the University of Pennsylvania Health System, New England Baptist Hospital, Wellmont Health System, and other current and future clients. As such, we look forward to contributing to St. Mary's success and this collaborative effort.

Sincerely,


Paul O'Neill, Jr.
Managing Director


Paul O'Neill, Sr.
Non-Executive Chair


D. Geoffrey Webster
Principal


Jason Monarch
Principal

THE DARTMOUTH INSTITUTE
FOR HEALTH POLICY & CLINICAL PRACTICE



Where Knowledge Informs Change

2/10/09

Heather Howard
Commissioner, Department of Health and Senior Services

Mark E Hopkins
Executive Director, New Jersey Health Care Facilities Financing Authority

Dear Ms. Howard and Mr. Hopkins,

It is with great pleasure that I submit this letter, on behalf of the Office of Professional Education and Outreach (OPEO) within The Dartmouth Institute for Health Policy and Clinical Practice, in support of Paradigm Physician Partner's (P3) proposal to St. Mary's Hospital. At OPEO, we believe their business model is sound, proven and holds great promise for this hospital, hospitals in NJ, and health care reform overall.

OPEO seeks to develop long term strategic relationships with partner health care delivery and funding organizations that share the vision of The Dartmouth Institute for Health Policy and Clinical Practice: "to achieve a patient-centered, high-quality, cost-effective health care system with access and excellence for all." This is the type of relationship into which we hope to enter with P3 in their efforts to substantially reform St. Mary's Hospital. With P3, at St. Mary's, we seek to achieve our vision through systemic organizational change that can include reduction in variation in health care services provided, provider education, implementation of shared decision making processes, and use of "clinical microsystems" models for health services delivery. Our relationship with P3 is founded on a collaborative sense of inquiry, to be viewed as a mutual journey of discovery and change, and to have an academic focus that produces scholarly products intended for widespread distribution.

P3's model invests \$35 million in capital into state-of-the-art business and clinical practices to transform St. Mary's Hospital from a distressed safety net hospital into a vibrant community health system. This system will provide cost effective, high quality care and access to basic primary and preventive care for *all* members of the community at a location that is essential. In addition to proven traditional operational expense and revenue management strategies, P3's model reflects the research, studies and findings of today's global hospital and health care thought-leaders and reform opinion-leaders, specifically:

- Aligns stakeholder's interests in excellence: patient/physician/hospital/payer/clinical workforce/community
- Excellence as a precondition: supporting protocols, clinical guidelines, standing orders targeting evidence and standards
- *Triple Aim*: simultaneous, integrated work to improve the patient's experience with care over time and the health of a defined population while containing cost per capita of health care
- Predictive modeling: forecasting demand, ensuring capacity
- Decision support technology: CPOE, PACS, EMR

While this approach may be new to New Jersey, P3's collaborative, evidence-based model brings to St. Mary's Hospital the "best practice" implementation strategies that have a proven track record of success in multiple hospitals across the country.

As a participant in this turnaround, OPEO will initially focus on efforts to align stakeholder's interests by helping to coordinate providers and payer incentives and by incorporating informed patient choice into the Clinical Microsystems that will be integral to St. Mary's operations. Since November, 2008, OPEO has been in discussions with P3 regarding this acquisition. We anticipate that successful implementation of a Clinical Microsystems approach, Informed Patient Choice, realignment of incentives and understanding current levels of unwarranted variation will produce a first of its kind population model, reduce variation in the quantity and quality of health services delivery, improve access and clinical

outcomes for chronic care, and lower the per capita cost for care provision. We look forward to contributing to St. Mary's success and this collaborative effort.

Regards,

A handwritten signature in black ink, appearing to read 'W. Weeks', written in a cursive style.

William B Weeks, MD, MBA
Office of Professional Education and Outreach
The Dartmouth Institute for Health Policy and Clinical Practice



Richard P. Shannon, M.D.
*Frank Wister Thomas Professor of Medicine
Chair, Department of Medicine*

University of Pennsylvania Health System
Hospital of the University of Pennsylvania

February 10, 2009

Dear Governor Corzine,

It is with great pleasure that I submit this letter in support of Paradigm Physician Partner's (P3) proposal to St. Mary's Hospital. I believe their business model is sound, proven and holds great promise for this hospital, hospitals in NJ, and health care reform overall.

P3's model invests \$35 million in capital into state-of-the-art business and clinical practices to transform St. Mary's Hospital from a distressed safety net hospital into a vibrant community health system. This system will provide cost effective, high quality care and access to basic primary and preventive care for *all* members of the community at a location that is essential. In addition to proven traditional operational expense and revenue management strategies, P3's model reflects the research, studies and findings of today's global hospital and health care thought-leaders and reform opinion-leaders, specifically:

- Aligns stakeholder's interests in excellence: patient/physician/hospital/payer/clinical workforce/community
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- *Triple Aim*: simultaneous, integrated work to improve the patient's experience with care over time and the health of a defined population while containing cost per capita of health care
- Predictive modeling: forecasting demand, ensuring capacity
- Decision support technology: CPOE, PACS, EMR

While this approach may be new to New Jersey, P3's collaborative, evidence-based model brings to St. Mary's Hospital the "best practice" implementation strategies that have a proven track record of success in multiple hospitals across the country.

As Chair of Medicine at the Hospital of the University of Pennsylvania and former Chair of Medicine at Allegheny General Hospital, I have been fortunate to work with Value Capture to focus on several key strategic areas where clinical and financial opportunities have been quantified. I understand that Value Capture has done a preliminary review of operations at SMH and they anticipate significant improvements in medication use and supply pathways, which will contribute \$26m over three years and also reduce avoidable morbidity and mortality.

I have worked closely with Value Capture for several years and can attest that they have proven strategies and resources that will bring to St. Mary's Hospital the same track record of success we achieved at hospitals participating in the Pittsburgh Regional Health Care Initiative, Allegheny General and University of Pennsylvania Health Systems. As such, I know Value Capture looks forward to contributing to St. Mary's success and this collaborative effort.

Sincerely yours,



Richard P. Shannon, M.D.
Frank Wister Thomas Professor of Medicine
Chair, Department of Medicine
University of Pennsylvania School of Medicine

cc: Heather Howard, Commissioner, Department of Health and Senior Services
Mark E. Hopkins, Executive Director, Health Care Facilities Financing Authority



DISTRICT COUNCIL 1, IUOE / AFL-CIO

JNESO - the professional health care union

Tel: (732) 745-2776

Fax: (732) 828-6343

146 Livingston Avenue, New Brunswick, NJ 08901

Joan Campagna, R.N., CCRN, president
Virginia Treacy, R.N., executive director

February 23, 2009

Commissioner Heather Howard
Department of Health and Senior Services
State of New Jersey
John Fitch Plaza
PO Box 360
Trenton, NJ 08625

Via E-mail and Regular Mail

Re: St. Mary's Hospital- Passaic

Dear Commissioner Howard:

As the time for a decision to determine the future of St. Mary's Hospital draws near I write to support the Paradigm Physician Partners, LLC (P3) bid. While it is clear that St. Mary's cannot survive without a take over the P3 bid has a significant advantage. They alone have no desire to eliminate competition in a specific geographic area. They alone have no need to convert St. Mary's into a reduced service facility in order to serve as a "feeder" to another institution. Rather they are committed to transforming a distressed hospital into a thriving example of patient-centered, cost-effective health care with access for all the citizens of Passaic. This concern is especially relevant considering the private ownership issue of cardiac catheterization labs and the impact on the indigent population in St. Mary's Hospital service area.

The State of New Jersey has already demonstrated a strong commitment to the preservation of essential hospitals such as St. Mary's. In this case we are urging that that commitment include giving a new and potentially system-altering approach the opportunity to turnaround a distressed but necessary facility. It is our understanding that the most recent P3 bid required no State funding or loan forgiveness and in fact contained financial resources in excess of forty (40) million dollars.

P3 has reached out to our Union to assure us that they will maintain the terms and conditions of employment for the nearly six hundred (600) members who work at St. Mary's which as you know have been repeatedly diminished by the two previous management/ownership changes.

Membership: (800) 292-0542

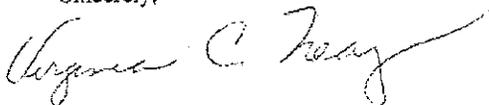
Website: www.jneso.org



As important as our members' jobs are, the further reduction in employment or in the benefits of such employment by St. Mary's, Passaic's largest single employer, would have a devastating effect on all the businesses in this stressed community.

We are asking that you consider all of these factors as you monitor the ongoing crisis and the eventual solution for St. Mary's Hospital, its employees and the community it serves.

Sincerely,

A handwritten signature in cursive script, appearing to read "Virginia C. Treacy".

Virginia C. Treacy
Executive Director



clinical, financial, operational *excellence*

“SETTING THE STANDARD”
PARADIGM PHYSICIAN PARTNERS’ INSTITUTIONAL COMPACT

Mission

Transform the way health care is accessed, financed and delivered by demonstrating the business value in providing safe, effective, timely, patient-centered, efficient, equitable health care. We will execute our mission through the institutional transformation and turnaround of hospitals by way of projects that analyze, design, implement and teach financial, clinical, and operational excellence.

Vision

A hospital with a culture where it’s possible for all employees, clinical staff, affiliation partners, leadership and board members to say “Yes” to three propositions every day without reservation:

1. I’m treated with dignity and respect by everyone I encounter every day without regard to my job title or education attainment or my race or my ethnicity or my gender or any other distinguishing characteristic.
2. I’m given the things I need—education, tools, training, and encouragement—so I can make a contribution that gives meaning to my life.
3. I’m recognized for what I do.

Values

What caregivers can expect from P3 affiliate hospitals:

1. A patient-centric organization that manages with integrity, honesty, and open communication.
2. A commitment to recruit and retain superior physicians and staff.
3. Governance and leadership committed to providing resources, tools and unwavering support to our physicians, nurses and all clinical workforce and departments as you strive to deliver excellent care.
4. A commitment to continually respond to and make changes necessary to ensure ongoing availability of world-class, clinical care.

What patients and hospital leadership can expect from all caregivers in return:

1. Focus on decision making that serves the needs of patients and their families.
2. A commitment to treat all encountered with respect and dignity, and a commitment to embrace a team approach to achieving excellence in patient care.
3. A commitment to professional development including maintaining current knowledge within an individual's area of expertise.
4. Use of objective measures of clinical outcomes to improve the care given.
5. A recognition that personal change will be needed to accomplish organizational goals.

Hoboken Municipal Hospital Authority

P3 - Supplemental RFP Revisions

12.10.2010

Table of Contents

Stated Goals	3
P3 Options	4
Structure	6
Response To Requirements “Answering the Call”	7
Addendum (HMHA Due Diligence on P3)	10



Stated Goals

BACKGROUND

Founded in 1863 as Saint Mary Hospital, the Hoboken University Medical Center is the oldest continuously operating hospital in New Jersey. Hoboken Municipal Hospital Authority (the "Authority") is seeking proposals from parties interested in acquiring the Hoboken University Medical Center and its affiliated entities ("HUMC" or the "Hospital") and continuing to operate HUMC as an acute care hospital.

GOALS

Hoboken Municipal Hospital Authority's stated goals:

- o Privatizing the Hospital
- o Continuing Hoboken UMC as an acute-care hospital
- o Preserving jobs of Hoboken UMC employees
- o Continuing the working relationship with the Hospital's medical staff
- o Relieving the City of Hoboken of its financial obligations with respect to its guaranty of the Hospital's bond debt

P3 Privatization Options

Paradigm Physician Partners (P3) will form a unique public-private partnership that will allow P3 take over operations of Hoboken University Medical Center and also achieves the Authority's stated goals and will be supported by all stakeholders involved, including the patients, doctors and nurses, employees, community, labor unions, city of Hoboken, and the state of NJ.

Under this public-private partnership, P3 will operate Hoboken University Medical Center as a non-profit community hospital delivering high quality care and provide an excellent clinical experience for patients and an outstanding work environment for physicians and clinical staff.

HUMC will be recognized as the best and safest hospital to receive health care services and the city of Hoboken will be recognized as the best place to live a healthy and productive life.

Subject to due diligence P3 will provide three or more options for HMHA to select from:

1) Asset Purchase Agreement (APA)

Upon completion of diligence, P3 will acquire all HUMC assets and operations and will refund the Authority's existing Series 2007 Bonds and Series 2009 Bonds utilizing funds provided by P3s funding partners.

Under this arrangement the City of Hoboken is taken off balance sheet and relieved of its financial obligations with respect to the outstanding hospital bond debt. P3 will have no further obligation to transfer HUMC back to the City of Hoboken.

HUMC will continue to be operated as a full service non-profit community hospital.

The details of this option will be determined by the next level of diligence.

2) Master Management and Strategic Funding Agreement (MMA)

P3 enters into a Master Management Agreement for a defined period and P3's funding partner provides strategic funding in the form of an asset backed loan for ongoing operations and capital projects such as infrastructure, technology and equipment upgrades. This is the simplest form of public-private partnerships and does not include any investment obligations.

Under this agreement hospital ownership remains with HMHA while P3 assumes responsibility for governance and management.

HUMC will continue to be operated as a full service non-profit community hospital.

The details of this option will be determined by the next level of diligence.

3) Concession Agreement

A hybrid of APA & MMA outlined above. P3, alone or with strategic (hospital/non-hospital) partner, will refund a portion of the Authority's existing Bond debt and assume debt service payments on remaining balance.

Depending on the type of structure proposed (i.e. sale & lease back), this type of agreement requires that the existing \$34.4mm Series 2007 tax exempt series will need to be retired.

P3 will control all Hospital assets and hospital operations for a contract period, during which the investment obligations in new equipment or the replacement of the existing infrastructure are required.

Thus, commercial risks are imposed completely on P3's funding partner with ownership remaining with Hoboken Municipal Hospital Authority for as long as Bond debt remains.

The most common contractual forms are Rehabilitate, Operate and Transfer (ROT), Rehabilitate, Lease/Rent and Transfer (RLRT), Build, Rehabilitate, Operate and Transfer (BROT). All of these are long-term contracts.

Under this agreement, P3 will operate the hospital for a fixed number of years with the goal of returning the hospital to the community upon reaching certain milestones. Ownership of hospital remains with HMHA, and P3's funding partner will be repaid or will acquire ownership via refunding outstanding debt.

HUMC will continue to be operated as a full service non-profit community hospital.

The details of this option will be determined by the next level of diligence.

Structure

Under all proposed options P3 will assume the role of Hospital Operators and perform the following tasks:

- Managing the Hospital's executive and financial functions.
- Providing leadership to the financial function including, without limitation, assisting the Hospital in (i) strengthening the core competencies in the finance organization, particularly cash management, planning, general accounting and financial reporting, information management and (ii) formulation and negotiation with respect to a plan of improvement.
- Overseeing development of an operating business plan to be used in managing the Hospital for the current year as well as for future years.
- Overseeing and driving financial, operational and clinical performance in conformity with P3's Clinical Transformation Roadmap (CTR) specifically designed for the Hospital.

Upon submission of our final proposal and binding LOI, P3 will provide the Authority with a detailed pro forma and high level tactical plan for HMHA to consider.

P3: Answering the Call

A. Proposed use of the Hospital facilities, including level of service

Hoboken University Medical Center (HUMC) will operate as a full-service, acute care community hospital offering comprehensive medical, surgical and therapeutic services staffed by a qualified and credentialed medical staff and highly motivated clinical caregivers.

HUMC will leverage innovation, technology and deliver advanced care to the patients we serve.

HUMC's Board will be reconstituted to include proper mix of physicians, nurse leadership, business and community representation. Reconstituted Board will reflect modern governance principles and will include newly developed roles and responsibilities and be guided by whole systems measures.

B. Proposed transaction structure, including price and form of payment

P3 will propose a public-private partnership in addition to a traditional asset purchase, a modified acquisition (sale & lease back with management agreement), and a strategic master management agreement between P3 and the Authority. The details of the above transaction structures will be articulated in our final proposal.

C. Proposed distribution or allocation of funds

In all proposed scenarios P3 expects to allocate a minimum of \$25 million in working capital for anticipated operating deficits and capital improvement projects.

Funding will be furnished by a prominent investor group further described herein below and financing terms will be articulated in our final proposal.

D. Proposed liabilities to be assumed by acquirer

Subject to due diligence, we will propose options to assume all outstanding debt held by the City of Hoboken, pursuant to its guaranty related to the Authority's Series 2007 Bonds as well as its guaranty related to the Authority's Series 2009 Bonds.

E. Planned capital investment programs

Capital investment requirements will be determined by the due diligence process but the initial focus will be on areas of high-value and in need of updates – MDs, nurses, staff, technology, equipment, Cath Lab, OR, L&D, ICU, facility upgrades, energy, etc.

F. Required financing for the proposed transaction

Investor pool is in place - private placement will be entered into upon completion of due diligence and binding LOI.

G. Status of financing

During this final due diligence phase we will evaluate options to refund all or part of the existing debt. Funding Partners are in place and have reviewed the preliminary pro forma. Various funding options and deal structure discussions are underway. During the remaining due diligence phase decisions regarding funding source—be it private placement or via accessing capital markets to refund outstanding bond debt or a combination—will be finalized.

Based on the information we have regarding HUMC, we believe HUMC meets our Funding Partner's criteria.

P3's primary Funding Partner is a Nevada corporation backed by domestic and international capital with interests in urban redevelopment, commercial real estate, entertainment, technology, and offshore drilling and specializes in the private placement of investment capital into distressed asset acquisitions.

H. Identity of acquirer

A to-be-formed New Jersey non-profit corporation. Parent holding company is Paradigm Physician Partners (P3) - based in Easton, CT.

I. Prior health care experience of principals

P3 has a deep bench of highly experienced executive leaders with significant experience in transforming distressed hospitals into high performance operations.

Additionally, P3 has formal agreements in place with several strategic partners to assist in the transformation of HUMC.

Partial list:

- Value Capture, LLC – Lean Toyota Production Systems in Health Care
- The Dartmouth Institute – Accountable Care Organization, Population Based Model & Clinical Microsystems
- BDC Advisors - clinical integration, physician engagement strategy and network development, organization design, performance-based reimbursement, transaction advisor and dispute resolution
- Paradigm Health Development – skilled nursing, senior living and sub-acute care services
- Medsphere Systems Corporation – electronic health record
- BusinessFirst HC Solutions - leadership framework, organizational architecture, performance management systems
- Tatum – strategic and interim executive leadership
- PICIS – ED, OR, ICU performance improvement technology
- Priority Nursing Services – comprehensive post acute and home healthcare services
- Home Care 24-7 – hospice and supportive homecare, companionship, and medical transportation

J. Proposed capital structure of acquirer

P3 as Management Company will be a member-less nonprofit corporation with a self perpetuating board. The reconstituted Board of Trustees will be selected by an independent panel from among qualified individuals who are committed to the welfare of the Hoboken community. P3 and our Funding Partners will have the right to nominate individuals to serve as our representatives on the Board. The number of such representatives has yet to be determined.

K. Prior acquisitions or investments in the health care industry

P3's executive team has decades of experience with hospital acquisitions, including asset valuations, strategic joint ventures with physicians and commercial entities, and structuring alternative financing options.

L. Conditions to completion of transaction, required approvals and permits

P3 and our Funding Partners will need an additional 30-45 days of confirmatory diligence with full access to the Authority and individual management for interviews. We will need access to all HUMC data, facility, records and staff personnel will be asked to participate in surveys. We will ask the Authority to sign a definitive agreement to announce a transaction, receive regulatory and other approvals and communicate with the community in the form of Town Hall Meetings.

Our Funding Partner's credit committee will need up to 120-days to complete investment due diligence and execute.

During this phase an MOU can be signed and funds can be escrowed so agreements can be advanced. Additionally, depending upon the ultimate structure of the transaction, CON, CHAPA and licensure approvals may need to be addressed.

Addendum – Due Diligence Answers

1. Amount of equity to be invested.	TBD
2. Sources(s) of the equity. Who is P3's "Funding Partner".	Funding pool includes private equity investors, asset backed lenders and institutional investors
3. Intended financial partners.	TBD
4. Is the equity committed (does P3 have a commitment letter or the like)?	Equity is tied to strength of pro forma forecasts
5. Does the proponent have the cash on hand for the equity component.	
6. Evidence of having the equity available.	
7. Amount of anticipated financing from third parties.	TBD
8. Amount of working capital on opening balance sheet (cash on hand and availability under credit lines).	Min \$25mm - working capital and capital improvement
9. Amount of secured debt on opening balance sheet.	TBD
10. Aggregate purchase price.	TBD and will differ depending upon the type of Agreement; Asset Purchase, Concession or Master Management
11. Amount of purchase price to be paid in cash at closing.	TBD and will differ depending upon the type of Agreement; Asset Purchase, Concession or Master Management
12. Amount of purchase price to be paid in the form of assumption of liabilities.	TBD and will differ depending upon the type of Agreement; Asset Purchase, Concession or Master Management
13. Application of the purchase price. Use of the proceeds.	Refund the Authority's Bond Debt, fund operating deficits and capital improvement projects, decision support technology, equipment, facility upgrades (OR, ICU, L&D, etc)
14. Liabilities not being assumed.	TBD and will differ depending upon the type of Agreement; Asset Purchase, Concession or Master Management
15. Treatment of contracts with unions.	Meet to rework and align for shared goals. Reverse concessions in return for cooperative partnership. Revise work detail and modify to include benchmark goals and performance incentives – cash and non-cash.
16. Proposed treatment of contracts with medical staff.	All contracts will be reviewed, rationalized and KPIs and SLAs will be applied where appropriate and as necessary.
17. Proposed treatment of claims of trade creditors and vendors.	TBD and will differ depending upon the type of Agreement; Asset Purchase, Concession or Master Management
18. Product lines that will not be continued.	Services will be reviewed and modified to reflect capability and a balance of demand matched with capacity.
19. Product lines that will be continued.	Services will be reviewed and modified to reflect capability and a balance of demand matched with capacity.
20. Intended capital expenditures.	TBD but all deferred infrastructure upgrades and technology and equipment investments will be included in our CTR.
21. Intended strategic arrangements with other healthcare providers.	We will actively seek out partnerships and joint venture opportunities to build centers of excellence and establish evidence based referral arrangements. We will pursue clinical trials, demonstration projects, grants and available federal

CONFIDENTIAL DOCUMENT – PROPOSAL SUBMITTED TO KEN ROSEN, ESQ., LOWENSTEIN SANDLER PC ON BEHALF OF HOBOKEN MUNICIPAL HOSPITAL AUTHORITY

	stimulus funds for projects that lower costs, improve quality and promote social progress.
22. Proposed management team of the hospital.	TBD – deep bench of expertise available.
23. Treatment of the City's guarantee. Will the City be relieved of its obligations under the guarantee?	Will differ based on type of agreement: APA = market value + Master Management = 100% Concession = market value +
24. List of all contingencies to closing (other than due diligence).	None
25. Required permits, approvals and licenses.	Depending on type of Agreement. Divestiture will require full CON, CHAPA and other federal and State licensure.
26. Investments and partnerships with other parties in the Hudson County area.	We've begun conversations with community MDs (JVs and possible co-investment opportunities.) We have signed LOI with a Home Healthcare provider. We are in high level discussions with other nearby hospitals to discuss possibility of joint bid, shared services and other strategic business arrangement options (i.e. lease beds or leverage synergies – IT, systems, mobile units, etc.)
27. Name of P3's legal counsel.	Windels Marx Lane & Mittendorf, LLP - Maryann Kicenuik
28. Name of P3's financial advisor.	JH Cohn, LLP - Clifford Zucker, CPA
29. Prior acquisitions in the health care industry.	P3's executive team has decades of experience in hospital acquisitions, including asset valuations, strategic joint ventures with physicians and commercial entities, and structuring alternative financing options.
30. Prior acquisitions of acute care hospitals.	P3 has made formal proposals (including raising capital) to acquire four separate hospitals. <u>Pascack Valley (PVH)</u> –\$175mm raised via combo of debt & equity provided by GPMP out of Nashville. <u>Saint Mary's Passaic</u> - \$35mm raised via source combo S&LB, debt & equity, ABL & SNF developer & operator <u>Raritan Bay Medical Center (RBMC)</u> – S&LB and funding was provided by PBSF <u>Johnson Memorial (JM)</u> –\$63.3mm via combo of debt & equity provided SNF developer & operator
31. Nature of competitive relationship (if any) with HUMC.	None
32. Nature of products/services offered by P3 similar to HUMC.	None
33. Length of time for completion of due diligence.	30 days
34. Projected date for submission of an Asset Purchase Agreement.	Min 45 days post binding LOI
35. Projected closing date	APA – 120-days Master Management – 60-90-days Concession – 90-120-days
36. Provide details of the proposed "public-private partnership with the Authority".	<u>Asset Purchase Agreement =</u> ✓ P3 acquires HUMC ✓ HUMC assets and liabilities are transferred to P3 ✓ HUMC retains non-profit status <u>Master Management Agreement =</u> ✓ The HMHA contracts with P3 to operate HUMC

CONFIDENTIAL DOCUMENT -- PROPOSAL SUBMITTED TO KEN ROSEN, ESQ., LOWENSTEIN SANDLER PC ON BEHALF OF HOBOKEN MUNICIPAL HOSPITAL AUTHORITY

	<ul style="list-style-type: none"> ✓ P3 is paid industry average management and recruitment fees <p>P3 funding partner makes strategic loan for operating deficits and capital improvement projects</p> <p>Concession =</p> <ul style="list-style-type: none"> ✓ P3 either acquires full-operational control of HUMC for period of time ✓ HUMC assets and liabilities are transferred to P3 ✓ HUMC retains non-profit status and HMHA has the option to purchase HUMC back at a predetermined future date or upon achievement of performance milestones
37. Plans for implementing a Quality Improvement project.	Top-down & bottom-up supported by data and driven by workforce and leadership in full support.
38. Method for Quality Improvement (e.g.: PDSA, Nolan, Six Sigma, Six Sigma)	<p>TPS, Lean, Baldrige, Magnet, systems theory, design theory, human drivers (incentives), Clinical Microsystems, IHI, etc.</p> <p>Priority will be given to no-brainers with observable clinical, quality and financial gains such as elimination of CLABs and SSIs, Never Events, Readmissions, Adverse Events; implementation of Bundles, highest achievable Core Measures; improved revenue cycle; implementation of patient and asset tracking technologies, OR Time Outs and Checklists, etc</p>
39. Identify challenges for a successful Quality Improvement project at HUMC and how they will be resolved.	<p>Tragedy of the commons. Accountability, lack of institutional will.</p> <p>These will be resolved by strong leaders armed with relevant data and P3's "Setting the Standard" institutional compact as a precondition.</p>
40. Identify whether and how, in the governance of the facility, P3 plans to involve and get input from the community, the medical staff and other	HUMC will be governed and led from the whole systems perspective and all stakeholders will be actively involved --MDs, RNs, clinical workforce, community outreach in schools (food programs, immunizations & wellness activities) and partnerships to activate the community via outreach to weak and frail elderly and self management training wellness programs for chronic condition patients and Rx programs for more effective med management, etc.



clinical, financial, operational *excellence*

January 17, 2011

RECEIVED
JAN 18 2011

BY: 

Mr. George W. Crimmins
Executive Director
Hoboken Municipal Hospital Authority
308 Willow Avenue
Hoboken, NJ 07030

Re: Hoboken University Medical Center sale procedure

Dear Mr. Crimmins:

Based on the Hoboken Municipal Hospital Authority's RFP, the intent is "to privatize the Hospital, continue the facility as an acute-care hospital, preserve the jobs of HUMC employees, continue the valuable working relationship with the medical staff of the Hospital, and relieve the City of Hoboken of its financial obligations related to the Hospital." However, the Authority's decision to enter into a non-binding LOI with HUMC Holdco LLC (a private, for-profit entity affiliated with Bayonne Medical Center,) as a sole potential buyer for the Hospital seems to be in direct conflict with that goal. Upon completion of due diligence, HUMC Holdco's initial assumptions are subject to review and are likely to change. Is limiting the taxpayers' options to HUMC Holdco's final assessment of value really in the community's best interest?

In our response to the RFP, Paradigm Physician Partners, LLC (P3), proposed several possible options that met the RFP requirements, based on the limited information we were given. We informed the Authority that would refine our offer based upon receipt of requested additional information. Our offer included maintaining the hospital as a non-profit, acute-care facility, no staffing cuts, and buying out Hoboken's bonds in entirety when a completed due diligence could support the assumptions structured from the initial evaluation material. (It should be noted that the RFP requested the status of financing and identity of the acquirer and capital structure, but not the identity of the capital source.)

Upon the Authority's decision, P3 was not only excluded from any explanation concerning the decision process, but we were forced to learn of the Authority's decision through newspaper reports. This process seems highly questionable under New Jersey's Local Public Contract Law, N.J.S.A. 40A:11.

Mr. George W. Crimmins
January 17, 2011
Page 2

We believe that all stakeholders, especially the tax payers of Hoboken, deserve to know how the Authority came to choose an offer that does not fully meet the stated requirements of the RFP and surely places the hospital and community in a potentially precarious and costly situation.

Respectfully,



Geoffrey A. Teed
CEO, Paradigm Physician Partners, LLC

Attachment: Confidential Capital Partner identification

(Note: Letter is not confidential, however, the attachment, which identifies P3's Funding Partner, is confidential)

- CC: Mayor Dawn Zimmer, Council President Beth Mason and Council Members
In care of City Clerk's Office
94 Washington Street
Hoboken, NJ 07030
- CC: Mr. Bradley Cooper, Esq.

**HUMC Holdco LLC
c/o Bruce R. Gilbert
2000 Market Street, 20th Floor
Philadelphia, PA 19103
215.299.2170**

August 10, 2010

Hoboken Municipal Hospital Authority
c/o Kenneth A. Rosen, Esq.
Lowenstein Sandler PC
65 Livingston Avenue
Roseland, NJ 07068

Re: Proposed purchase of Hoboken Municipal
Hospital Authority and its subsidiaries by HUMC
Holdco LLC

Dear Sirs/Madams:

Please accept this letter ("Proposal") as an expression of the interest of HUMC Holdco LLC or an affiliate thereof ("Purchaser") to purchase certain assets (referred to as "Assets") of Hoboken Municipal Hospital Authority (the "Authority"), which operates a general acute care hospital based in Hoboken, NJ.

In response to the Public Notice of Hudson County, New Jersey, regarding the Request for Proposals Respecting Hoboken University Medical Center (the "Medical Center"), dated July, 2010, Purchaser provides the following information:

A. Proposed use of the Authority facilities, including level of service.

Purchaser's intent would be to preserve, and not make any major changes to, the services currently offered at the Authority's current locations. Purchaser would expect to continue to operate the Authority as a full service general acute care hospital. Purchaser would, however, initiate a strategic planning process to determine opportunities in the marketplace for the purpose of developing and expanding centers of excellence for acute care services, out-patient hospital services, and outreach community programs.

B. Proposed transaction structure, including price and form of payment.

Pursuant to an asset purchase agreement ("Asset Purchase Agreement"), the aggregate purchase price would be \$75,000,000 (the "Purchase Price"), payable in cash.

C. Proposed distribution or allocation of funds.

The Purchase Price would be used (1) to retire 100% of the secured debt (approximately \$63,000,000) guaranteed by the City of Hoboken, (2) to pay to-be-determined amounts to unsecured creditors, and (3) for working capital and capital improvements of the Medical Center.

D. Proposed liabilities to be assumed by acquirer.

Pursuant to the Asset Purchase Agreement between Purchaser and the Authority:

1. Purchaser would acquire certain Assets of the Authority, including the Medical Center and other real estate, equipment and furnishings in the like, owned by the Authority related to the Medical Center (including medical office buildings), necessary to provide hospital and health care related services (“Assets”). Such Assets would be required to be free and clear of any and all interests, liens, claims, charges or encumbrances; and
2. Purchaser would assume certain liabilities necessary to operate the Business as identified by Purchaser in the Asset Purchase Agreement;

E. Planned capital investment programs.

Shortly after closing, Purchaser would begin a strategic planning process to determine how to effectively invest capital in the Medical Center to enable the Medical Center to provide better and more efficient services to the citizens of Hoboken and surrounding communities.

F. Required financing for the proposed transaction.

Purchaser would finance this transaction through an arrangement with Wellspring Capital management LLC. Purchaser anticipates that approximately \$75 million would be required to finance this transaction.

G. Status of financing.

Purchaser recently obtained approved financing up to \$75 million from Wellspring Capital Management LLC and its affiliates.

H. Identity of acquirer.

The Purchaser would be HUMC Holdco, LLC, which is a New Jersey Limited Liability Authority, owned and managed by Vivek Garipalli, James Lawler and Jeffrey Mandler.

I. Prior health care experience of principals.

Vivek Garipalli currently owns and operates nine independent sleep centers in four states, one hospital sleep lab, and has an additional 21 facilities in the development phase. At JP Morgan Partners, Mr. Garipalli aided on investments in numerous transactions, including acquisitions of Auna and Ono (Spain Telecom Company), Medquest (Diagnostic Imaging), Warner Chilcott (Specialty Pharma), and Pinnacle Foods (Branded Food manufacturer). Mr. Garipalli also worked for the Blackstone Group in their Restructuring & Reorganization Advisory Department. At Blackstone, Mr. Garipalli assisted with Fleming Companies' bankruptcy, as well as RCN Corp's bankruptcy. Finally, Mr. Garipalli worked on a range of healthcare mergers, acquisitions, and financings during his time with Credit Suisse First Boston.

Jeff Mandler has over 25 years of healthcare experience, and is a highly successful professional providing senior-level management services and financial direction to Healthcare Imaging Solutions LLC. His strengths in visionary leadership, strategic business planning, organizational development and innovative marketing approaches have promoted high-growth business ventures. Mr. Mandler recently founded a diagnostic imaging company, Healthcare Imagine Solutions, in Maryland.

James Lawler currently serves as the Managing Member of JPL Healthcare Consulting, LLC, and is responsible for developing the business goals of the organization. As Chief Financial Officer of The University Hospital in Newark, New Jersey, Mr. Lawler extensively reorganized accounting and reporting functions, which helped to accurately aid decision-making and performance monitoring. As both Executive Vice President and Chief Financial Officer of Liberty HealthCare System, Mr. Lawler developed a comprehensive strategy for the successful financing of a replacement facility for Jersey City Medical Center. Finally, Mr. Lawler served in the positions of Corporate Comptroller, Assistant Vice President of Finance and Reimbursement, Senior Assistant Vice President, and ultimately as Chief Financial Officer of New York City Health and Hospitals Corporation for approximately 12 years.

J. Proposed capital structure of acquirer.

The currently contemplated capital structure of the acquirer will be a debt free entity financed 100% via equity capital.

K. Prior acquisitions or investments in the health care industry.

The Purchaser, through a separate limited liability company, currently owns and operates Bayonne Medical Center, a 278-bed acute care hospital, located in Bayonne, New Jersey. In addition the Principals of the Purchaser in separate endeavors own and operate Out-patient Radiology Facilities as well Sleep Disorder Diagnostic centers in various areas of the US.

L. Time table for due diligence, execution of a letter of intent, and execution of an asset purchase agreement.

The Purchaser would commence due diligence upon the approval of this Proposal by the Authority. Following approval of this Proposal, the purchaser would be prepared to immediately negotiate and then execute a letter of intent, and Purchaser would be prepared to begin negotiating an asset purchase agreement immediately upon the commencement of due diligence.

M. Conditions to completion of transaction, required approvals and permits.

The acquisition would be subject to the prior satisfaction of customary conditions precedent, which shall include, without limitation:

1. the negotiation of a definitive Asset Purchase Agreement;
2. receipt of all material third party, governmental and any other consents, including, without limitation, a Certificate of Need issued by the New Jersey Department of Health and Senior Services and the New Jersey Office of the Attorney General under the New Jersey Community Healthcare Asset Protection Act to transfer ownership of the Business to Purchaser, and including without limitation, approvals of Centers for Medicare & Medicare Services, New Jersey Medicaid, the Nuclear Regulatory Commission, the Joint Commission, and approvals of governmental bodies required in order to approve the operating structure of Purchaser;
3. execution of acceptable employment agreements with certain key members of Authority's management;
4. the negotiation, execution and assignment to Purchaser, as applicable, of executory contracts acquired pursuant to the Purchase Agreement on terms and conditions satisfactory to Purchaser and the third parties that are parties thereto; and
5. Satisfactory results related to Purchaser's due diligence process.

N. Identity of financial advisor and legal counsel for acquirer.

Purchaser is currently represented by its Senior Vice President and General Counsel, Bruce R. Gilbert, but Purchaser will retain outside counsel to represent Purchaser if Purchaser's Proposal is accepted. Purchaser has not engaged a financial advisor for this transaction.

* * *

In addition to the above, the following terms apply to this Proposal:

1. Each party shall pay its own fees, costs and expenses and those of its agents, advisors, attorneys and accountants with respect to this Proposal, the definitive agreements and the closing.

2. The terms and conditions of this Proposal (including the identity of Purchaser) are confidential and are not to be disclosed to anyone outside the Authority other than to the Authority's legal counsel and other agents and representatives who need to know such information in connection with the proposed transaction. Purchaser agrees that it will keep confidential all information relating to its negotiation with the Authority and all information provided by the Authority, and will not disclose such information to anyone other than to its legal and accounting advisors, consultants, and lenders in connection with the proposed transaction. Subject to the requirements of applicable law, neither the Authority nor Purchaser shall make any news releases or any public disclosure with respect to the proposed transaction without the prior consent of the other party, which consent shall not be unreasonably withheld.

3. It is expressly understood that this Proposal, except for paragraphs 1 and 2, above, is not a binding contract, and that no party shall be entitled to any recourse, in the form of damages or otherwise, for expenses incurred or benefits conferred or lost before or after the date of this Proposal in the event that there is a failure for any reason of the parties to agree on the terms and provisions of the definitive agreements providing for the transactions contemplated by this Proposal.

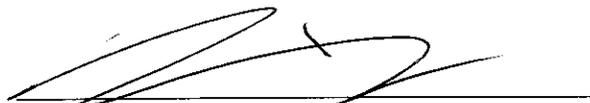
* * *

Enclosed please find a fully executed a nondisclosure agreement executed on behalf of HUMC Holdco LLC.

Please let us know as soon as possible if Purchaser's Proposal is accepted. We can then begin drafting a letter of intent, and Purchaser can begin its due diligence.

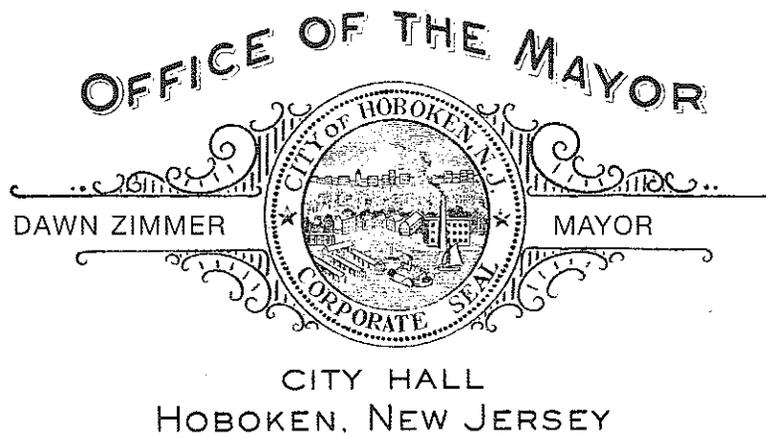
HUMC HOLDCO LLC

By:



Name: Vivek Garipalli
Title: Managing Member

Cc: Jeff Mandler
Jim Lawler
Bruce Gilbert



9/28/11

MEMORANDUM

TO: Hoboken City Council Members
FR: Mayor Dawn Zimmer
RE: The sale of Hoboken University Medical Center

Dear Council Members,

I thought it was essential to correct the record regarding the sale of Hoboken University Medical Center to HUMC Holdco and the discussions with regard to various bids. I encourage you to carefully read my overview and the attached bids, so you can better understand why the sale to HUMC Holdco represents an excellent opportunity to save our hospital, protect the city's financial interests by releasing us from a \$52 million bond guaranty, and ensure the long term viability of the hospital.

The attached provides an overview of the CHA/Jersey City Medical Center and P3 bids. Since these bidders have waived their confidentiality, the attached public statement was issued to clarify the record. These two bids are posted on the City's web site, and I am providing them directly to you for your convenience.

As you may know, a parking agreement is also an essential component of completing the sale of Hoboken University Medical Center to HUMC Holdco.

The agreement was emailed to you on Tuesday, September 27th so that you have time to review the document.

The City has worked closely with HOLDCO to develop an agreement that effectively transfers the parking access terms that support employees of the Hospital as follows:

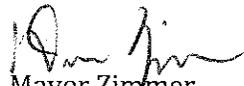
- Continue access to reserved weekday parking on the third floor of the Midtown garage for physicians and other priority staff.
- Continue access to a maximum of 400 spaces in the Midtown garage for other hospital staff (the current peak use of the hospital).
- Permit "off-site" parking for non-essential hospital staff in Garages "G" and/or "D" to accommodate projected growth and improve supply needs of residents at Midtown garage.

OFFICE OF THE MAYOR

- Permit limited spaces in the Midtown garage to transfer to a non-hospital use in future; these must be paid in full and in advance at the current market rate

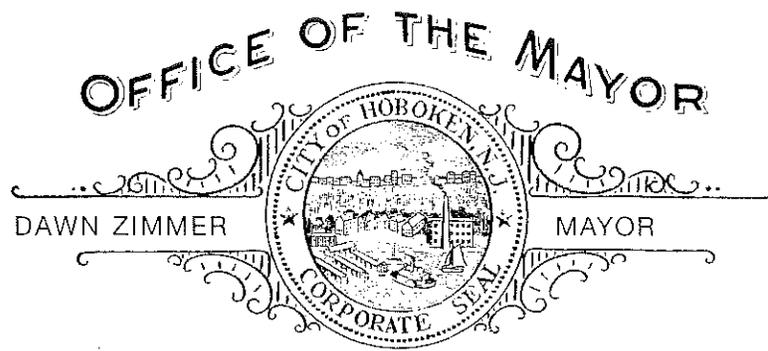
Director Sacs tried to meet with the Transportation subcommittee to discuss the agreement. In addition, please let us know if we can assist with answering your questions in advance of next week's meeting.

Best regards.



Mayor Zimmer

CC: Ian Sacs, Director of Transportation and Parking
Mark Tabakin, Corporation Counsel
Arch Liston, Business Administrator



Proclamation

WHEREAS, New Jersey municipalities, counties, and regional planning entities continually face changes in their communities and natural environment, and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

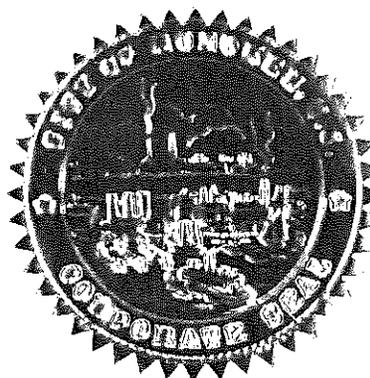
WHEREAS, the American Planning Association has designated the month of October as National Community Planning Month throughout the United States of America and its territories to highlight the contributions of sound planning and plan implementation; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning and zoning boards and other citizen volunteers who have contributed their time and expertise to the improvement of the City of Hoboken, New Jersey; and

WHEREAS, we recognize the many valuable contributions made by professional planners in the City of Hoboken, New Jersey and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, BE IT RESOLVED THAT, the month of October 2011 is hereby designated as **Community Planning Month** in the City of Hoboken, New Jersey in conjunction with the celebration of National Community Planning Month.


James J. Farina, City Clerk
Dated: October 5, 2011




Dawn Zimmer, Mayor

RECEIVED

2011 SEP 28 PM 1:53

CITY CLERK
HOBOKEN, NJ 07030

PROCLAMATION

BY

SECOND WARD COUNCILPERSON ELIZABETH A. MASON

HONORING THE WINNERS OF THE HOBOKEN PUBLIC LIBRARY'S SUMMER
READING PROGRAM

WHEREAS, the Hoboken Public Library annually holds a Summer Reading Program to encourage our young people to read during the summer months; and,

WHEREAS, this year, over 160 children registered for the program, where they kept close track of the hours they spent reading during the months of July and August; and,

WHEREAS, the participants spent the extraordinary total of over 4,000 hours reading during the summer months; and,

WHEREAS, the participants in the program were rewarded with special books, t-shirts, and movie passes donated by Clearview Cinema Theatres, but the intangible rewards that come from improving reading skills and developing a lifetime love of reading are far more valuable, which is why this program is so worthwhile; and,

WHEREAS, the top reader this summer was Stevens Cooperative School fourth grader Grace Enger, who spent 122 hours reading; and,

WHEREAS, Stevens Cooperative School fifth grader Luca Conetta finished second with 87 hours reading; and,

WHEREAS, Janelle and Lesley Frazier, who are sisters and attend Wallace School, tied for third place with their classmate Christian Ortiz, with each reading 80 hours.

NOW, THEREFORE, I, ELIZABETH A. MASON, in my capacity as the Councilperson for the Second Ward of the City of Hoboken, recognize, congratulate and commend all of the participants in the Hoboken Public Library's Summer Reading Program, especially this summer's top readers, Grace Enger, Luca Conetta, Janelle Frazier, Lesley Frazier and Christian Ortiz; and,

I FURTHER recognize, congratulate and commend Library Director Lina Podles and the staff of the Hoboken Public Library for implementing this innovative program and their continued efforts to improve the quality of life for Hoboken's youth.

SPONSORED BY: _____

SECONDED BY: _____

**MEETING OF THE CITY COUNCIL
OF HOBOKEN, NEW JERSEY
MISCELLANEOUS LICENSING
OCTOBER 5, 2011**

VENDOR **(\$100/EA) 1 ITEM**

MAGNETIC IMAGES
RICHARD PARKER
485 UNIVERSITY AVE
NEWARK, NJ 07102

RAFFLES **(\$20/DRAWING) 1 ITEM**

Ss. PETER & PAUL CHURCH
404 HUDSON ST.
HOBOKEN, NJ 07030

MEETING: October 5, 2011

MISCELLANEOUS LICENSES

DRIVERS

(7 ITEMS @ \$75.00)

MOHEB YWAKEM	71 WEST 56 TH ST, BAYONNE, NJ	TAXI
CAMPO MATEUS	6604 BERGENWOOD AVE, NORTH BERGEN, NJ	LIMO
MAKRAM MIKHAIL	100 GLENWOOD AVE, JERSEY CITY, NJ	TAXI
FEDERICO CABA	18 POPLAR ST, JERSEY CITY, NJ	LIMO
BARBARA MCCORMICK	88 BLVD, ELMWOOD PARK, NJ	LIMO
ELEAZAR MENDOZA-MIESES	320 JACKSON ST, HOBOKEN, NJ	LIMO
MILKA GUANCE-SANCHEZ	168 WEBSTER AVE, JERSEY CITY, NJ	LIMO

7 DRIVERS

**CITY OF HOBOKEN
CLAIMS LISTING
OCTOBER 5, 2011**

DEPARTMENT	PO #	VENDOR	DESCRIPTION	AMOUNT
ADM BUSINESS ADMINISTRATION	CY-01200	TARIFF BILLING SPECIALISTS	Phone Charge Review	\$ 1,095.42
	CY-03460	ARCH LISTON	REIMBURSEMENT	\$ 653.59
	CY-03461	METROPOLITAN COFFEE SERVICE	COFFEE	\$ 119.90
	CY-03462	METROPOLITAN COFFEE SERVICE	COFFEE	\$ 59.95
ADM EXPERT WITNESS	CY-03768	BOSWELL ENGINEERING	GREEN ACRES DIVERSION SURVEY	\$ 5,073.51
ADM FINANCE SUPERVISORS OFF	CY-03364	FERRAIOLI, WIELKOTZ, CERULLO &	TY2010 AUDIT BILLING #2	\$ 35,000.00
	CY-03397	AUTOMATIC DATA PROCESSING	Payroll Processing Charges	\$ 2,505.68
ADM GRANTS MANAGEMENT	CY-03753	BOSWELL ENGINEERING	HVAC REHAB MULTI-SERVICE CTR	\$ 8,954.07
ADM INFO. TECH	CY-03545	QSCEND TECHNOLOGIES	CITIZEN SERVICE REQUEST	\$ 1,500.00
ADM LEGAL ADVERTISING	CY-02566	JERSEY JOURNAL	LEGAL ADS FOR 7/11	\$ 3,166.77
	CY-02567	STAR LEDGER	LEGAL ADS FOR 7/11	\$ 1,437.24
	CY-02976	STAR LEDGER	LEGAL ADS FOR 8/11	\$ 2,578.68
ADM MUNICIPAL COURT	CY-02825	DREW & ROGERS, INC.	BLUE BAR PAPER	\$ 1,765.00
	CY-03457	LINDENFELSER, KENNETH J.	SERVICES RENDERED	\$ 300.00
	CY-03485	ALCAZAR COMMUNICATION,INC.	SERVICES RENDERED	\$ 5,130.00
	CY-03566	SUPREME SECURITY SYSTEMS INC	PERIODIC SERVICES	\$ 321.06
ADM MUNICIPAL COURT POAA TRUST	CY-03276	MIAMI SYSTEMS/STAPLES PRINT	PATS TICKETS	\$ 3,840.04
ADM PARKING UTILITY	CY-02812	METRIC GROUP, INC.	PARKING MULTI METERS	\$ 217,790.00
	CY-03320	BUY WISE AUTO PARTS	REPAIRS - HPU VEHICLE	\$ 86.45
	CY-03325	TIMOTHY HAAHS & ASSOCIATES	PROFESSIONAL SERVICES	\$ 49.13
	CY-03360	DIANA MARSH	DESIGN WORK-2ND INSTALLMENT	\$ 850.00
	CY-03361	REMINGTON & VERNICK ENGINEERS	PROFESSIONAL SERVICES	\$ 5,112.50
	CY-03362	HOBOKEN LOCK & SUPPLY	KEY SERVICES-MIDTOWN GARAGE	\$ 170.00
	CY-03467	QUALITY AUTOMALL	PARTS FOR HOP SHUTTLE	\$ 9.12
	CY-03468	METROPOLITAN COFFEE SERVICE	WATER/COFFEE/SUPPLIES	\$ 102.70
	CY-03469	BUY WISE AUTO PARTS	PARTS FOR H-2 HOP	\$ 75.52
	CY-03470	DAVE'S AUTO REPAIR	PARTS FOR H-2 HOP	\$ 44.09
	CY-03471	THE RADIATOR STORE	PARTS FOR H-2 HOP	\$ 288.00
	CY-03472	DAVE'S AUTO REPAIR	REPAIRS TO HPU VEHICLES	\$ 1,345.06
	CY-03524	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 260.11
	CY-03527	MILE SQUARE TOWING	TOWING SERVICES - JULY/AUGUST	\$ 485.00
	CY-03531	QUALITY AUTOMALL	PARTS FOR HPU VEHICLE	\$ 80.75
	CY-03536	FIVEPM TECHNOLOGY, INC.	BUS MAPPING SERVICES - 9/11	\$ 2,250.00

**CITY OF HOBOKEN
CLAIMS LISTING
OCTOBER 5, 2011**

DEPARTMENT	PO #	VENDOR	DESCRIPTION	AMOUNT
ADM PARKING UTILITY	CY-03538	LOGAN TOWING AUTOMOTIVE INC	CONTAINER REMOVAL	\$ 250.00
	CY-03540	BUY WISE AUTO PARTS	PARTS FOR HPU VEHICLE	\$ 221.93
	CY-03586	AT&T MOBILITY	MULTI-METERS - AUGUST, 2011	\$ 235.10
	CY-03587	T & M CONTRACTING CO., INC.	METRIC METER BASES	\$ 4,050.00
	CY-03633	WEINER & LESNIAK, LLP	PROFESSIONAL SERVICES	\$ 14,781.23
	CY-03635	UNITRONICS INC.	SUPPORT/MAINTENANCE - 9/11	\$ 21,340.00
	CY-03636	FEDEX	SHIPPING CHARGES - 916 GARDEN	\$ 63.53
ADM SPECIAL COUNSEL	CY-00410	THE BUZAK LAW GROUP LLC	LEGAL SERVICES	\$ 1,117.73
	CY-01907	THE BUZAK LAW GROUP LLC	LEGAL SERVICES	\$ 544.00
	CY-01913	THE BUZAK LAW GROUP LLC	LEGAL SERVICES	\$ 5,843.20
	CY-01914	THE BUZAK LAW GROUP LLC	LEGAL SERVICES	\$ 9,699.00
	CY-01916	THE BUZAK LAW GROUP LLC	LEGAL SERVICES	\$ 2,084.03
	CY-01917	THE BUZAK LAW GROUP LLC	LEGAL SERVICES	\$ 750.00
	CY-02066	THE BUZAK LAW GROUP LLC	LEGAL SERVICES	\$ 4,884.31
	CY-03297	MCMANIMON & SCOTLAND, LLC	LEGAL SERVICES	\$ 1,032.00
	CY-03298	THE BUZAK LAW GROUP LLC	LEGAL SERVICES 6-11 7-20-11	\$ 12,979.94
	CY-03299	WEST GROUP	INFORMATION SERVICES	\$ 337.63
	CY-03300	RON A. VENTURI, ESQ.	LEGAL SERVICES	\$ 3,240.00
	CY-03775	THE PMA INSURANCE GROUP	INSURANCE DEDUCTIBLES 8/11	\$ 46,381.68
	ADM TAX ASSESSOR	11-00383	ADAMS, REHMANN & HEGGAN ASSOC.	PREPARATION OF TAX MAPS
CY-03514		VINCENT J. LAPAGLIA	TAX APPEAL SVS	\$ 8,889.82
CY-03544		VINCENT J. LAPAGLIA	TAX APPEAL SVS	\$ 4,186.27
ADM TAX COLLECTOR	CY-03771	210 14TH STREET LLC	TAX OVERPAYMENT	\$ 44,152.67
	CY-03772	JON M & BRENT A BRAMNICK	TAX OVERPAYMENT	\$ 1,793.18
	CY-03773	LAURA ALEXANDRA VOISIN	TAX OVERPAYMENT	\$ 209.51
	CY-03774	MICHAEL ROSENBLUM	TAX OVERPAYMENT	\$ 4,265.86
	CY-03776	STONEFIELD INVESTMENT FUND	REDEMPTION	\$ 515.66
ADM/CITY CLERK	CY-03782	ROYAL PRINTING	SETTLEMENT OF CLAIM	\$ 16,092.58
ADM/CONSTRUCTION CODE	CY-03065	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 353.73
	CY-03066	W.B. MASON CO., INC.	DATE STAMP FOR OFFICE PROCEDUR	\$ 72.25
	CY-03603	JERSEY PROFESSIONAL MANAGEMENT	MANAGEMENT SPECIALIST SVS	\$ 1,317.50
	CY-03740	JERSEY PROFESSIONAL MANAGEMENT	management specialist services	\$ 3,995.00
ADM/CORPORATION COUNSEL	CY-03257	GOVCONNECTION, INC.	LCD PRIVACY FILTERS (3)	\$ 290.19

**CITY OF HOBOKEN
CLAIMS LISTING
OCTOBER 5, 2011**

DEPARTMENT	PO #	VENDOR	DESCRIPTION	AMOUNT
ADM/CORPORATION COUNSEL	CY-03784	NJLM	PRE REGISTRATION FEE	\$ 600.00
ADM/COUNCIL	CY-03422	METROPOLITAN COFFEE SERVICE	COFFEE BREWER RENTAL-CC	\$ 30.00
CAPITAL - SINATRA PARK	CY-03779	BOSWELL ENGINEERING	CASTLE POINT & SINATRA PARK	\$ 52,448.50
CAPITAL ACCOUNT	10-02755	BIRDSALL SERVICES GROUP	CITYCOUNCILRESOLUTION 11/16/09	\$ 1,672.50
	CY-01702	PROCOMM SYSTEMS	REPEATERS REPLACED-MVP I&II	\$ 30,755.00
	CY-01741	W.B. MASON CO., INC.	FURNITURE-CD DIRECTOR OFFICES	\$ 6,629.88
CAPITAL/PIER C	CY-03748	EIC ASSOCIATES, INC.	CONSTRUCTION OF PIER C	\$ 90,295.33
	CY-03754	BOSWELL ENGINEERING	PIER C PAGODA	\$ 9,819.50
CD DIRECTOR'S OFFICE	11-00872	REMINGTON & VERNICK ENGINEERS	ENGINEERING SERVICES - 9/11	\$ 765.00
	CY-01131	MCMANIMON & SCOTLAND, LLC	Redevelopment Counsel	\$ 5,129.20
	CY-02835	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 259.79
	CY-03239	AMERICAN PLANNING ASSOCIATION	APA/AICP MEMBERSHIP	\$ 609.00
	CY-03351	WALLACE ROBERTS & TODD	NJ TRANSIT TERMINAL/RAIL YARDS	\$ 47,910.75
CD HISTORIC PRESERVATION COMM	CY-03060	W.B. MASON CO., INC.	OFFICE SUPPLIES	\$ 27.10
CD MLUL PB ESCROW ACCTS	CY-03316	BIRDSALL SERVICES GROUP	PROFESSIONAL SERVICES	\$ 617.50
	CY-03465	MASER CONSULTING	PROFESSIONAL SERVICES	\$ 5,407.50
CD MLUL PLANNING BOARD	CY-03022	W.B. MASON CO., INC.	SUPPLIES-PLANNING	\$ 77.75
	CY-03335	ROSENBERG & ASSOCIATES	PROFESSIONAL SERVICES	\$ 567.50
CD MLUL ZBA ESCROW ACCTS	CY-01250	VANDOR & VANDOR LTD.	PROFESSIONAL SERVICE/ESCROW	\$ 2,100.00
	CY-03350	BLOCK 112 DEVELOPMENT	RETURN DEVELOPER ESCROW	\$ 5,000.00
CD MLUL ZONING BD OF ADJ	CY-03124	W.B. MASON CO., INC.	SUPPLIES-ZB	\$ 160.58
ES CENTRAL GARAGE	CY-01790	GALAXY FENCE	FENCE CITY LOT	\$ 5,100.00
	CY-02264	ELECTRONIC SERVICE SOLUTIONS	RADIOS FOR CUSHMANS DPW	\$ 305.97
	CY-02876	BUY WISE AUTO PARTS	PARTS - AUGUST 2011	\$ 2,150.20
	CY-02915	W.E. TIMMERMAN CO., INC.	EVALUATION FOR SWWEPER 101	\$ 525.00
	CY-03227	HOBOKEN LOCK & SUPPLY	CYLINDER/KEYS DIR. OFFICE CG	\$ 151.38
	CY-03237	FRED MORET	PVC CREEPER FOR CG	\$ 71.21
	CY-03242	MATERA'S NURSERY	5YRS APPLICATION WEED KILLER	\$ 345.85
	CY-03281	LATIN AMERICAN AUTO BODY	FENDER REPAIR	\$ 280.00
	CY-03368	BEYER BROTHERS CORP.	REPAIR TRK.#176	\$ 378.30
	CY-03369	BUY WISE AUTO PARTS	P.D. VEHICLE #131	\$ 500.89
	CY-03370	THE RADIATOR STORE	REPAIR MEDICAL TRANS.#437	\$ 123.00
	CY-03407	ROBBINS & FRANKE, INC.	TIRES CG VEH.#'S 467,438,439	\$ 921.92

**CITY OF HOBOKEN
CLAIMS LISTING
OCTOBER 5, 2011**

DEPARTMENT	PO #	VENDOR	DESCRIPTION	AMOUNT	
ES CENTRAL GARAGE	CY-03440	QUALITY AUTOMALL	PARTS/PURCHASES JUNE, 2011	\$ 482.31	
	CY-03459	BEYER BROTHERS CORP.	REPAIR TRUCK #176	\$ 1,017.58	
	CY-03487	BEYER BROTHERS CORP.	CORE CHARGES INV.GCW441828	\$ 155.00	
	CY-03505	LOMBARDY DOOR SALES	REPAIR DOOR PARK AVE. CG	\$ 180.00	
	CY-03548	QUALITY AUTOMALL	PAARTS/REPAIRS P.D. VEHICLES	\$ 1,245.24	
	CY-03569	DAVES AUTO PARTS & ACCESSORIES	REPAIR POLICE VEHICLES	\$ 650.57	
	CY-03596	JERSEY PROFESSIONAL MANAGEMENT	SALARY ENV. SER. 8/18 -8/31/11	\$ 4,845.00	
	CY-03664	JERSEY PROFESSIONAL MANAGEMENT	SALARY ENV. SER. 9/1 - 9/14	\$ 5,461.25	
	CY-03668	N.J. MOTOR VEHICLE COMMISSION	RESTORE PL.#JNX90Z BLDG. INSP.	\$ 100.00	
	CY-03750	BOSWELL ENGINEERING	MUNICIPAL GARAGE PAVING JOB	\$ 1,615.50	
ES DIRECTOR'S OFFICE	CY-02505	W.B. MASON CO., INC.	SUPPLIES ENV. SERVICES	\$ 142.75	
	CY-03749	BOSWELL ENGINEERING	NJDOT 2011 MUNICIPAL AID	\$ 14,127.00	
ES ENGINEERING SERVICES	CY-03507	BOSWELL ENGINEERING	GENERAL ENG THROUGH 8/12/11	\$ 6,042.75	
	CY-03551	BOSWELL ENGINEERING	GENERAL ENG. THROUGH 8/12/11	\$ 256.50	
	CY-03757	BOSWELL ENGINEERING	ENGINEERING SERVICES	\$ 85.50	
ES PUBLIC PROPERTY	CY-02060	ROBINSON PENA	FLOOR CLEANING CENTRAL GARAGE	\$ 545.00	
	CY-03024	PARQUET FLOOR SERVICE	NEW FLOORS CITY HALL	\$ 2,160.00	
	CY-03077	QUALITY PLUMBING & HEATING	BATHROOM REPAIRS 13TH ST. F.D.	\$ 575.00	
	CY-03179	CITY PAINT AND HARDWARE	SUPPLIES CITY PAINT 7/11 PP	\$ 1,707.23	
	CY-03340	FCA LIGHTING	CHANGED BALLASTS MSC	\$ 300.00	
	CY-03341	GS ELEVATOR INDUSTRIES	ELEVATOR MAINTENANCE 9/11	\$ 588.60	
	CY-03344	MAC PEST CONTROL	SERVICES AUGUST, 2011	\$ 600.00	
	CY-03408	FCA LIGHTING	ELECTRICAL WORK MAYORS OFFICE	\$ 225.00	
	CY-03410	ENVIRONMENTAL CLIMATE CONTROL	AC REPAIR FIRE DEPT	\$ 851.00	
	CY-03436	ENVIRONMENTAL CLIMATE CONTROL	SERVICE CALL AC F.D. OBS.HWY	\$ 230.25	
	ES ROADS	CY-02329	YANNUZZI & SONS, INC.	BUILDING DEMOLITION BID 11-06	\$ 16,366.00
		CY-02584	TILCON NEW JERSEY	I-5 ASPHALT	\$ 482.63
ES SOLID WASTE	CY-03547	HUDSON COUNTY IMPROVEMENT AUTH	DART CHARGES 8/11	\$ 214,844.02	
GRANTS MANAGEMENT	CY-03255	KIRBY BUILT	SIGN FOR 9/11 MEMORIAL	\$ 1,626.08	
	CY-03755	BOSWELL ENGINEERING	MULTI SVC CTR ADA RESTROOMS	\$ 6,210.90	
HS BD OF HEALTH	CY-03564	LIBERTY HUMANE SOCIETY	ANIMAL CONTROL SERVICES 8-11	\$ 5,416.00	
HS CULTURAL AFFAIRS	CY-02552	CBS OUTDOOR	FALL ARTS/MUSIC FEST BILLBOARD	\$ 550.00	
	CY-02557	ROBERT MAY	SOUND ASSISTANCE SUMMER EVENTS	\$ 399.00	

**CITY OF HOBOKEN
CLAIMS LISTING
OCTOBER 5, 2011**

DEPARTMENT	PO #	VENDOR	DESCRIPTION	AMOUNT
HS CULTURAL AFFAIRS	CY-02758	ROBERT MAY	SOUND ASSISTANCE	\$ 144.00
	CY-02965	ROBERT MAY	SOUND ASSISTANCE SUMMER EVENTS	\$ 270.00
	CY-03479	FALLO, GERALDINE	REIMBURSEMENT	\$ 56.91
	CY-03503	ROBERT MAY	SOUND ASSISTANCE SUMMER EVENTS	\$ 246.00
	CY-03559	RALPH DEMATTHEWS	ASSISTED WITH SPAGHETTI DINNER	\$ 84.50
	CY-03615	EFRAIN MORALES	ENTERTAINMENT - FALL FESTIVAL	\$ 1,200.00
	CY-03655	THE DRUM DEN, LLC	DRUM SET RENTAL	\$ 215.00
HS PARKS	CY-03090	QUALITY PLUMBING & HEATING	NEW URINAL - CHURCH SQUARE PK.	\$ 1,200.00
	CY-03392	CIRILLO ELECTRIC, INC.	PANELBOARD FOR FOUNTAIN PIER A	\$ 4,200.00
	CY-03428	MAC PEST CONTROL	PEST CONTROL SER. AUGUST 2011	\$ 400.00
	CY-03478	D'ONOFRIO & SON, INC.	LANDSCAPE MAIN. AUGUST 2011	\$ 1,536.55
	CY-03556	ZUIDEMA/ROYAL THRONE PORTABLE	PORTABLE TOILET RENTAL	\$ 150.00
	CY-03558	ZUIDEMA/ROYAL THRONE PORTABLE	PORTABLE TOILET RENTAL PIER A	\$ 300.00
	HS RECREATION	CY-02843	STAN'S SPORT CENTER	HOLLOWAY RED JACKETS
CY-03333		WEEHAWKEN CAL RIPEN LEAGUE	GAMES PLAYED AT WEEHAWKEN STAD	\$ 700.00
CY-03345		EPIC SPORTS	GOALS, NETS, SANDBAGS	\$ 3,935.91
CY-03430		LEONARDO CAMPOVERDE	SERVICES RENDERED BUS DRIVER	\$ 156.00
CY-03431		MARISOL RUIZ	SERVICES RENDERED BUS DRIVER	\$ 1,248.00
CY-03432		LISA CRUZ	SERVICES RENDERD - BUS DRIVER	\$ 156.00
CY-03453		SOLIVETTE OCASIO	SERVICES RENDERED BUS DRIVER	\$ 168.00
CY-03454		GEORGE RIVERA	SERVICES RENDERED BUS DRIVER	\$ 72.00
CY-03482		HUDSON POOL MANAGMENT INC	LIFEGUARD	\$ 110.00
CY-03483		HUDSON POOL MANAGMENT INC	WEEKLY SERVICE CALLS.	\$ 375.00
CY-03498		STAN'S SPORT CENTER	RUSSELL PRACTICE JERSEYS	\$ 1,110.00
CY-03500		ROZZI, CHARLES	REIMBURSEMENT/POOL SUPPLIES	\$ 440.56
CY-03501		HOBOKEN HOUSING AUTHORITY	FIELD TRIP TO CLEMENTON PARK	\$ 630.00
CY-03502		STAN'S SPORT CENTER	P.A.L. FOOTBALL EQUIPMENT	\$ 6,247.50
CY-03504		STAN'S SPORT CENTER	BASKETBALL EQUIPMENT	\$ 1,000.00
CY-03560		STAN'S SPORT CENTER	BASKETBALL RESINS	\$ 580.00
CY-03563		STAN'S SPORT CENTER	TEE SHIRTS BASKETBALL PROGRAM	\$ 297.50
CY-03688		CHIRICHELLA, VICTOR	UMPIRE FEES WOMENS SOFTBALL	\$ 950.00
CY-03780		HOBOKEN YOUTH SOCCER	REF FEES	\$ 10,875.00
PS FIRE		CY-02832	NEW JERSEY FIRE EQUIPMENT CO	SCBA REPAIRS

**CITY OF HOBOKEN
CLAIMS LISTING
OCTOBER 5, 2011**

DEPARTMENT	PO #	VENDOR	DESCRIPTION	AMOUNT	
PS FIRE	CY-03000	W.B. MASON CO., INC.	DOCUMENT SCANNER	\$ 399.98	
	CY-03398	TURNOUT FIRE AND SAFETY	TURNOUT REPAIRS	\$ 22.99	
	CY-03399	M & G AUTO PARTS, INC.	BATTERIES	\$ 344.52	
	CY-03401	FRANK DALIANI	REIMBURSEMENT FOR FOOD	\$ 243.52	
	CY-03402	PAUL KASLEY	TIE DOWNS	\$ 29.68	
	CY-03403	JENSON & MITCHELL	EQUIPMENT FOR REPAIRS	\$ 302.78	
	CY-03405	LOMBARDY DOOR SALES	OVERHEAD DOOR REPAIRS	\$ 562.00	
	CY-03441	GENERAL SALES ADMINISTRATION	SPEAKER BRACKET	\$ 287.56	
	CY-03442	M & G AUTO PARTS, INC.	APPARATUS REPAIRS	\$ 312.34	
	CY-03443	HOBOKEN GLASS COMPANY	REPLACE DRIVERS SIDE MIRROR	\$ 35.00	
	CY-03447	ABSOLUTE FIRE PROTECTION	ENGINE 1 REPAIRS	\$ 2,726.12	
	CY-03448	CUMMINS POWER SYSTEMS	ENGINE 1	\$ 1,307.73	
	PS FIRE SAFETY	CY-03494	CITY PAINT AND HARDWARE	maintenance supplies	\$ 92.75
	PS POLICE	CY-00349	VERIZON WIRELESS SERVICES LLC	MONTHLY LAPTOP WIRELESS SVC.	\$ 760.43
CY-02569		PROCOMM SYSTEMS	WIRING FOR RADIO REPEATERS	\$ 3,960.00	
CY-03122		NJASRO	IN-SERVICE TRAINING SEMINAR	\$ 85.00	
CY-03509		CAPT. E. GARCIA	REIMBURSEMENT	\$ 444.98	
UNCLASSIFIED	CY-00006	MILE SQUARE TOWING	CY2011 TOWING SERVICES	\$ 480.00	
	CY-00024	VERIZON WIRELESS	CY2011 CELL SERV-MAYOR	\$ 426.94	
	CY-00025	OCE IMAGISTICS	CY2011 FAX EQUIP LEASE/MAINT	\$ 179.66	
	CY-00032	BLUE CROSS BLUE SHIELD NJ (D)	CY2011 DENTAL	\$ 50,108.13	
	CY-00033	BLUE CROSS-BLUE SHIELD OF NJ	CY2011 HEALTH/PRESC INSURANCE	\$ 1,531,627.88	
UNCLASSIFIED TELEPHONE	CY-03541	ENTERPRISE CONSULTANTS	PHONE SERVICES 8,9/11	\$ 2,000.00	
UNCLASSIFIED/COPIERS	CY-00998	CDWG/MICRO WAREHOUSE	FINANCE LAPTOP	\$ 1,503.11	
UNCLASSIFIED/STATIONERY	CY-02678	W.B. MASON CO., INC.	JULY OFFICE SUPPLIES	\$ 451.43	
	CY-03045	W.B. MASON CO., INC.	SUPPLIES 8/11	\$ 1,120.60	
Grand Total				\$ 2,739,555.83	

RESOLVED, THAT WARRANTS DRAWN ON THE CITY TREASURER, TO THE ORDER OF THE CITY TREASURER, IN PAYMENT OF SERVICES OF OFFICERS AND EMPLOYEES OF THE CITY OF HOBOKEN, FOR THE PERIOD:

01-Sep-11	TO	14-Sep-11	Paydate	9/21/2011	
<u>DEPARTMENT</u>	<u>ACCOUNT NUMBER</u>	<u>REGULAR PAY (11)</u>	<u>O/T PAY (14)</u>	<u>OTHER PAY (11)</u>	<u>TOTAL PAY</u>
PERSONNEL	1-01-20-105	9,096.68	0.00	0.00	9,096.68
MAYOR'S OFFICE	1-01-20-110	9,882.70	0.00	0.00	9,882.70
CITY COUNCIL	1-01-20-111	8,445.45	0.00	0.00	8,445.45
BUS ADMINISTRATOR	1-01-20-112	11,253.77	0.00	0.00	11,253.77
ABC BOARD	1-01-20-113	0.00	0.00	153.85	153.85
PURCHASING	1-01-20-114	7,263.89	0.00	0.00	7,263.89
GRANTS MANAGEMENT	1-01-20-116	0.00	0.00	0.00	0.00
CITY CLERK'S OFFICE	1-01-20-120	14,998.69	2,568.08	79.22	17,645.99
ELECTIONS	1-01-20-122	0.00	0.00	0.00	0.00
FINANCE OFFICE	1-01-20-130	23,999.76	0.00	0.00	23,999.76
ACCOUNTS/CONTROL	1-01-20-131	0.00	0.00	0.00	0.00
PAYROLL DIVISION	1-01-20-132	0.00	0.00	0.00	0.00
TAX COLLECTION	1-01-20-145	8,932.66	0.00	0.00	8,932.66
ASSESSOR'S OFFICE	1-01-20-150	13,494.27	0.00	0.00	13,494.27
CORPORATE COUNSEL	1-01-20-155	12,054.03	0.00	0.00	12,054.03
COMMUNITY DEVELOPMENT	1-01-20-160	4,428.37	0.00	0.00	4,428.37
TREASURER	1-01-20-146	0.00	0.00	0.00	0.00
PLANNING BOARD	1-01-21-180	6,221.54	322.73	1,584.00	8,128.27
INFORMATION TECHNOLOGY	1-01-20-147	0.00	0.00	0.00	0.00
ZONING OFFICER	1-01-21-186	4,659.55	0.00	0.00	4,659.55
HOUSING INSPECTION	1-01-21-187	5,541.22	370.17	0.00	5,911.39
CONSTRUCTION CODE	1-01-22-195	23,428.51	0.00	324.65	23,753.16
POLICE DIVISION	1-01-25-241	536,298.53	240,910.40	7,595.44	784,804.37
CROSSING GUARDS	1-01-25-241	7,873.23	0.00	0.00	7,873.23
EMERGENCY MANAGEMENT	1-01-25-252	10,360.59	0.00	96.15	10,456.74

<u>DEPARTMENT</u>	<u>ACCOUNT NUMBER</u>	<u>REGULAR PAY (01)</u>	<u>O/T PAY (02)</u>	<u>OTHER PAY (01)</u>	<u>TOTAL PAY</u>
FIRE DIVISION	1-01-25-266	405,668.69	34,711.40	0.00	440,380.09
STREETS AND ROADS	1-01-26-291-011	26,155.75	5,922.08	0.00	32,077.83
ENV SRVCS DIR OFFICE	1-01-26-290	6,635.50	0.00	0.00	6,635.50
RECREATION SEASONAL EMP	1-0128370016	2,765.50	0.00	0.00	2,765.50
CENTRAL GARAGE	1-01-26-301	1,376.42	1,264.93	0.00	2,641.35
SANITATION	1-01-26-305	18,934.12	3,713.83	0.00	22,647.95
LICENSING DIVISION	1-31-55-501-101	3,791.75	0.00	0.00	3,791.75
HUMAN SRVCS DIR OFFICE	1-01-27-330	6,678.48	0.00	0.00	6,678.48
BOARD OF HEALTH	1-01-27-332	20,053.08	402.24	0.00	20,455.32
CONSTITUENT SRCS	1-01-27-333	0.00	0.00	0.00	0.00
SENIOR CITIZENS	1-01-27-336	15,840.41	0.00	0.00	15,840.41
RENT STABILIZATION	1-01-27-347	7,396.83	0.00	0.00	7,396.83
TRANSPORTATION	1-01-27-348	0.00	0.00	0.00	0.00
RECREATION	1-01-28-370	10,704.55	370.98	0.00	11,075.53
PARKS	1-01-28-375	15,668.80	5,511.62	0.00	21,180.42
PUBLIC PROPERTY	1-01-28-377	32,393.67	158.97	0.00	32,552.64
PUBLIC LIBRARY	1-0129-390-021	0.00	0.00	0.00	0.00
PUBLIC DEFENDER	1-01-43-495	2,623.81	0.00	0.00	2,623.81
MUNICIPAL COURT	1-01-43-490	36,577.52	0.00	0.00	36,577.52
PARKING UTILITY	1-31-55-501-101	103,910.85	15,520.76	0.00	119,431.61
MUN COURT OVERTIME	T-0340000-037	0.00	1,757.90	0.00	1,757.90
GRANT#	T0340000004	0.00	0.00	0.00	0.00
GRANT#	G-02-44-701-380	0.00	0.00	0.00	0.00
GRANT#	G-02-44-701-393	0.00	4,400.00	0.00	4,400.00
GRANT#	G-02-41-200-PAL	3,000.00	0.00	0.00	3,000.00
GRANT#	T-03-40-000-003	0.00	0.00	0.00	0.00
FIRE EDUCATION	T-13-10-000-000	0.00	3,106.43	0.00	3,106.43
CULTURAL AF AFFAIRS	1-01-271-760-11	4,405.39	758.68	0.00	5,164.07

<u>DEPARTMENT</u>	<u>ACCOUNT NUMBER</u>	<u>REGULAR PAY (01)</u>	<u>O/T PAY (02)</u>	<u>OTHER PAY (01)</u>	<u>PAY</u>
-------------------	---------------------------	-----------------------------	-------------------------	---------------------------	------------

OTHER:

SALARY ADJUSTMENT	1-01-36-478-000	0.00	0.00	0.00	0.00
SALARY SETTLEMENT	1-01-36-479-000	0.00	0.00	0.00	0.00
POLICE OUTSIDE EMPL.	T-03-40-000-006	0.00	0.00	28,998.00	28,998.00
RESERVE FOR POAA	T-03-40-000-032	0.00	0.00	0.00	0.00
GRANT	G-02-44-701-310	0.00	0.00	0.00	0.00
POLICE HOUSING AUTHORITY OEP	1-01-25-241-017	0.00	0.00	0.00	0.00
		=====	=====	=====	=====
GRAND TOTAL		1,442,814.56	321,771.20	38,831.31	1,803,417.07
					1,803,417.07

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION TO APPROVE THE ATTACHED SETTLEMENT AGREEMENTS IN THE MATTER OF HOBOKEN UNLEASHED, LLC V. WILLOW AVENUE ENTERPRISES, LLC AND THE CITY OF HOBOKEN (DOCKET NO. HUD-C-124-10)

WHEREAS, the City has negotiated settlement agreements with Hoboken Unleashed, LLC and Willow Avenue Enterprises, LLC, both of which are *attached hereto*; and,

WHEREAS, legal counsel for the municipality has represented that the attached settlement agreements provide the City of Hoboken with the best terms possible under the circumstances.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken as follows:

- A. This resolution approves the attached Settlement Agreements between (1) the City of Hoboken and Willow Avenue Enterprises, LLC, and (2) the City of Hoboken and Hoboken Unleashed, LLC, both *attached hereto*;
- B. The Mayor or her agent is hereby authorized to enter into the attached Agreements, or modified Agreements with substantially similar terms which do not have any substantive changes;
- C. This resolution shall take effect immediately upon passage.

Meeting date: October 5, 2011

APPROVED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark Tabakin
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Sponsored by: _____
Seconded by: _____

City of Hoboken
Resolution No.: _____

RESOLUTION AUTHORIZING THE CITY OF HOBOKEN TO ENTER INTO THE “PARKING ACCESS AGREEMENT” BETWEEN THE CITY OF HOBOKEN AND HUMC OPCO, LLC

WHEREAS, the Administration, has negotiated an agreement with HUMC OPCO, LLC (“HUMCo”) relating to parking arrangements at the Midtown Garage; and,

WHEREAS, the execution of the “Parking Access Agreement” is essential to effectuate the sale of Hoboken University Medical Center (“HUMC”), which is vital to the fiscal health of the City of Hoboken and its taxpayers; and,

WHEREAS, the agreed upon terms are laid out in the Parking Access Agreement, *as provided by Counsel*, and the City Council is now called upon to either accept or reject the terms of the negotiated Agreement.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Hoboken in the County of Hudson as follows:

1. The City Council hereby accepts the Parking Access Agreement, *as provided by Counsel*, as negotiated between the City and HUMCo; and,
2. The City Council hereby directs the Mayor and her Administration to notify HUMCo of this acceptance immediately.
3. The Mayor, her Administration and Corporation Counsel are hereby authorized and directed to proceed to execute and finalize this agreement expeditiously, or a modified Agreement with substantially similar terms which does not have any substantive changes, and to take any steps necessary to effectuate the Agreement.

MEETING: October 5, 2011

REVIEWED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark A. Tabakin, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Sponsored by: _____
Seconded by: _____

City of Hoboken
Resolution No.: _____

RESOLUTION AUTHORIZING THE CITY OF HOBOKEN TO ENTER INTO THE “MIDTOWN GARAGE OFFICE SPACE LEASE AGREEMENT” BETWEEN THE CITY OF HOBOKEN AND HUMC OPCO, LLC

WHEREAS, the Administration, has negotiated an agreement with HUMC OPCO, LLC (“HUMCo”) relating to lease of office space at the Midtown Garage; and,

WHEREAS, the execution of the “Office Space Lease Agreement” is essential to effectuate the sale of Hoboken University Medical Center (“HUMC”), which is vital to the fiscal health of the City of Hoboken and its taxpayers; and,

WHEREAS, the agreed upon terms are laid out in the Office Space Lease Agreement, *as provided by Counsel*, and the City Council is now called upon to either accept or reject the terms of the negotiated Agreement.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Hoboken in the County of Hudson as follows:

1. The City Council hereby accepts the Office Space Lease Agreement, *as provided by Counsel*, as negotiated between the City and HUMCo; and,
2. The City Council hereby directs the Mayor and her Administration to notify HUMCo of this acceptance immediately.
3. The Mayor, her Administration and Corporation Counsel are hereby authorized and directed to proceed to execute and finalize this agreement expeditiously, or a modified Agreement with substantially similar terms which does not have any substantive changes, and to take any steps necessary to effectuate the Agreement.

MEETING: October 5, 2011

REVIEWED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark A. Tabakin, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Sponsored by: _____

Seconded by: _____

**City of Hoboken
Resolution No.:**____

RESOLUTION AUTHORIZING THE CITY OF HOBOKEN TO EXECUTE A DEPARTMENT OF ENVIRONMENTAL PROTECTION – DIVISION OF WATER QUALITY “STATEMENT OF CONSENT” ON BEHALF OF ADVANCE AT HOBOKEN, LLC RELATING TO PROPERTY LOCATED AT 1316-1330 WILLOW AVENUE

WHEREAS, the Department of Environmental Protection – Division of Water Quality requires the consent of a municipality prior to property owners performing certain testing, pursuant to the “Statement of Consent” *attached hereto*; and,

WHEREAS, the City has requested guidance from the City Engineer as to any potential burdens associated with providing such consent, and the City Engineer has advised the City by letter, *attached hereto*, that they have no objection to the City executing the herein discussed “Statement of Consent.”

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Hoboken in the County of Hudson as follows:

1. The City Council hereby authorizes the execution of the “Statement of Consent” by the City on behalf of Advance at Hoboken for the property at 1316-1330 Willow Ave, *attached hereto*; and,
2. The Mayor and her Administration are hereby authorized and directed to proceed to execute and finalize this agreement expeditiously, and to take any steps necessary to effectuate the within authorization.

MEETING: October 5, 2011

REVIEWED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark A. Tabakin, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Water Quality

Reset Form

STATEMENTS OF CONSENT

A supplement to the TWA-1 or NJPDES-1 Forms

General Information

Applicant/Owner/Operator: Advance at Hoboken, LLC

Location of Work Site: 1316-1330 Willow Avenue, Hoboken, NJ 07030

Name of Project/Facility: Advance at Hoboken

Type of permit application: TWA
(TWA, NJPDES/SIU)

NJPDES Permit Number (if applicable): N/A

A-1 Consent By Governing Body**

(Consent by the municipality in which the project is located.)

As an authorized representative of the governing body, I hereby certify that the

(Name of Municipality or Municipal Authority)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of all municipal ordinances.

Signed * _____ Date _____

Type Name and Position _____

* Cite authorization to sign for the governing body

Resolution# _____ Dated _____

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Governing Body's full resolution, consenting to the project, must be submitted with the application.)

** Note

For most Treatment Works Approval (TWA) applications, this section may be omitted if a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality. In such cases, the governing body consent requirement may be satisfied by completing Section A-2. Applicants for TWAs for industrial/commercial facilities discharging pursuant to NJPDES/DSW or DGW permits must complete section A-1.

A-2 Consent by Sewerage Authority**

As an authorized representative of this agency, I hereby certify that the

(Name of Agency)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency.

Signed * _____ Date _____

Type Name and Position _____

* Cite authorization to sign for the agency

Resolution# _____ Dated _____

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Governing Body's full resolution, consenting to the project, must be submitted with the application.)

** Note

For TWA applications, this section must be completed when a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality.

A-3 Consent by Owner of Wastewater Treatment Facility**

(For NJPDES/SIU applications only)

As an authorized representative of this agency, I hereby certify that the

(Name of Agency)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency and the agency agrees to accept wastewater from the project for treatment.

Signed * _____ Date _____

Type Name and Position _____

* Cite authorization to sign for the agency

Resolution# _____ Dated _____

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Agency's full resolution, consenting to the project, must be submitted with the application.)

** Note

For NJPDES/SIU applications, this section must be completed when the owner of the receiving wastewater treatment plant is different than the entity listed under A-2.

B. Certification by Wastewater Conveyance System Owner**

By agreeing to accept wastewater from the project, I (we) hereby certify that to the best of my (our) knowledge the wastewater conveyance system, into which the project proposed under this application will connect, has adequate capacity in accordance with N.J.A.C. 7:14A-1.2 ("Adequate conveyance capacity"). Furthermore, I (we) am (are) not aware of inadequate conveyance capacity conditions in any portion of the downstream facilities necessary to convey the wastewater from this project to the treatment plant.

Name of Municipality or Authority NORTH HUDSON SEWERAGE AUTHORITY

Signed* *Fredric J. Pucci* Date 8/10/2011

Type Name and Position FREDRIC J. PUCCI, EXECUTIVE DIRECTOR

* Cite authorization to sign for the governing body

Resolution# R11-068 Dated July 21, 2011

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the governing body's full resolution, consenting to the project, must be submitted with the application.)

** Note

1. For TWA applications, this section must be completed by the owner/operator of the wastewater conveyance system into which the project named herein will directly connect.

2. For NJPDES/SIU applications, this section must be completed when the owner/operator wastewater conveyance system into which the project named herein will directly connect is different that the entity listed under A-3.

C. Certification by Wastewater Treatment Facility Owner**

(For TWA applications that include a sewer connection/extension.)

I (we) hereby certify that the committed flow*** to the

ADAMS STREET WWTP, HOBOKEN

(Name of Wastewater Treatment Plant)

does not exceed the presently permitted design capacity and with the additional flow proposed by this application, the permitted design capacity is not anticipated to be exceeded. I (we) further certify that the treatment plant is currently complying with its conventional and non-conventional NJPDES permit requirements (see N.J.A.C. 7:14A-22.17(b)-(d), percent removal and toxicity requirements excluded from this certification) as determined by a rolling average of the three most recent monthly discharge monitoring reports that were required to be submitted to the Department as of this date, and based upon my (our) assessment of all information pertinent to this permit request, is anticipated to continue to do so with the additional flow from this project.

Accepted for Treatment by NORTH HUDSON SEWERAGE AUTHORITY

(Name of Treating Authority)

Signed* *Fredric J. Pucci* Date 8/10/2011

Type Name and Position FREDRIC J. PUCCI, EXECUTIVE DIRECTOR

Name of project and/or location ADVANCE at HOBOKEN

* Cite authorization to sign for the governing body

Resolution# R11-068 dated 07/21/11 Dated R11-068 dated 07/21/11

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the governing body's full resolution, consenting to the project, must be submitted with the application.)

** For TWA applications, this section must be completed by the owner of the wastewater treatment facility receiving the wastewater identified in this application.

*** For the purposes of this certification, committed flow means the sum of the 1) actual metered flow, 2) flow from DEP approved TWA applications (not yet operational), and 3) flow from locally approved projects that do not require DEP approval.

Additional Information (For TWA Applications)

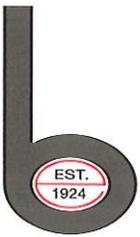
1. Approvals, permits, service contracts, or other reservations of flow capacity issued or agreed to by any participating municipality or sewerage agency do not constitute the required approval of the DEP.
2. For computation of actual flow at the receiving wastewater treatment plant, the average flow processed by the facility for the three (3) month period immediately preceding the submission of the application shall be used. Pursuant to the NJPDES regulations (N.J.A.C. 7:14A), no application shall be submitted to the DEP if the wastewater treatment facility is not meeting its discharge permit requirements.

Lack of Consent*

1. The affected sewerage authority or municipality must consent to the application or submit comments to the DEP within 60 days of the applicant's request for consent. Prior to the expiration of the 60-day period to respond to a request for a written statement of consent, the municipality or sewerage authority may request a 30-day time extension.
2. Any document issued by a sewerage authority or municipality which is a tentative, preliminary, or conditional approval shall not be considered a statement of consent.
3. When the affected sewerage authority or municipality does not consent to a project, it shall state all reasons for rejection or disapproval in a resolution and send a certified copy of the resolution to the DEP.
4. When the affected sewerage authority or municipality expressly denies a request for a written statement of consent for a project, the permit application may be determined by the DEP to be incomplete for processing; or in the alternative, the DEP may review the reasons for denial. Any such reasons shall be considered by the DEP in determining whether to issue a draft permit in accordance with N.J.A.C. 7:14A-15.6, or a Treatment Works Approval or sewer connection approval in accordance with N.J.A.C. 7:14A-22.
5. When the affected sewerage authority or municipality does not issue a written statement of consent in accordance with (1) above, or a denial in accordance with (3) above, the DEP, upon receipt of proof that the applicant has delivered to the affected agency a written request for a statement of consent, shall review the reasons therefore, if known on the basis of reasonably reliable information. Any such reasons shall be considered by the DEP in determining whether to issue a draft permit in accordance with N.J.A.C. 7:14A-15.6, or a Treatment Works Approval in accordance with N.J.A.C. 7:14A-22. The DEP, may in its discretion, deem the application to be incomplete pending the expiration of the time period set forth in (1) above.

* This section has been excerpted from the NJPDES regulations for guidance purposes only. Please refer to N.J.A.C. 7:14A-22.8(a)3 for the complete requirements concerning statements of consent.

Notice: False statements, representations, or certifications, in any application, record, or document are subject to fines and penalties as set forth in the Water Pollution Control Act (N.J.S.A. 58:10A-10F 2 and 3.



September 9, 2011

Sent via E-Mail and Regular Mail

Mayor and Council
City of Hoboken
94 Washington Street
Hoboken, New Jersey 07030

Re: Advance at Hoboken
1316-1330 Willow Avenue
Block 116, Lot 1.2
Our File No. HO-443

Honorable Mayor Dawn Zimmer and Council:

As requested Boswell Engineering has reviewed the submitted WQM-003 forms which are part of the Treatment Works Approval application for the above referenced project. The above referenced project has received Final Site Plan approval from the Hoboken Zoning Board of Adjustment, Hudson County Planning Board approval and has received certification from North Hudson Sewerage Authority as the conveyance system and wastewater treatment facility owner. Based on our review of same Boswell Engineering has no objection to the Governing Body consenting to the application as noted in section A-1 of the WQM-003 forms for the above referenced project.

If you require any additional information please feel free to contact our office.

Very truly yours,

BOSWELL McCLAVE ENGINEERING

Joseph A. Pomante, P.E.
City Engineer Representative

JAP/jp

110909jap11

Sponsored By: _____

Co-Sponsored By: _____

CITY OF HOBOKEN
RESOLUTION #: _____

RESOLUTION APPROVING A CHANGE ORDER FOR ADDITIONAL REPAIR WORK OF THE ELEVATOR IN CITY HALL OF THE CITY OF HOBOKEN

Whereas, the City of Hoboken has appropriated funds totaling \$39,975.50 for the emergency repair of the elevator in City Hall of the City of Hoboken; and

Whereas, at the City Council meeting of June 15, 2011, a contract for emergency repair work of the elevator in City Hall of the City of Hoboken was awarded to GS Elevator Industries, Post Office Box 806, North Bergen, New Jersey 07047 in the amount of \$39,975.50; and

Whereas, according to the letter from GS Elevator, approval of a Change Order #1 in the amount of Five Thousand Eight Hundred Dollars (\$5,800.00) is necessary to cover additional work needed to be performed on the elevator in City Hall of the City of Hoboken including: additional 15 feet of extra piston and jack to be removed and disposed of; additional 15 feet of drilling and cleaning out of the piston hold which required an additional seven hours of overtime for the drilling rig and two personnel; and an additional 14 barrels of oil and spoils which were removed as a result of the additional drilling.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the attached Change Order #1 in the amount of Five Thousand Eight Hundred Dollars (\$5,800.00).

Meeting Date: October 5, 2011

Reviewed by:

Approved as to form:

Arch Liston, Business Administrator

Mark A. Tabakin, Corporation Counsel

CHIEF FINANCIAL OFFICER'S CERTIFICATION
OF AVAILABILITY OF FUNDS
FOR CONTRACT AWARDS

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that \$5,800.00 is available in the following appropriations:

These funds are sufficient to meet the contractual commitment providing for:

CHANGE ORDER #1 TO COVER ADDITIONAL WORK NEEDED TO BE PERFORMED ON THE ELEVATOR IN CITY HALL OF THE CITY OF HOBOKEN INCLUDING: ADDITIONAL 15 FEET OF EXTRA PISTON AND JACK TO BE REMOVED AND DISPOSED OF; ADDITIONAL 15 FEET OF DRILLING AND CLEANING OUT OF THE PISTON HOLD WHICH REQUIRED AN ADDITIONAL SEVEN HOURS OF OVERTIME FOR THE DRILLING RIG AND TWO PERSONNEL; AND AN ADDITIONAL 14 BARRELS OF OIL AND SPOILS WHICH WERE REMOVED AS A RESULT OF THE ADDITIONAL DRILLING.

For payment to be submitted to the following contractor:

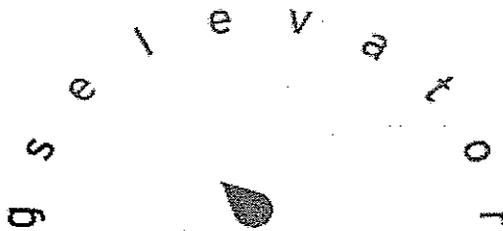
GS ELEVATOR INDUSTRIES, INC.
Post Office Box 806
North Bergen, New Jersey 07047

I further certify that, this commitment together with all previously made commitments do not exceed the appropriation balance available for this purpose.

Chief Financial Officer

Date: _____

Gr



REPAIR PROPOSAL # 681 Amendment

Mr. Rick Repetti
 City of Hoboken
 94 Washington Ave
 Hoboken, NJ 07030
 Phone: (201) 420-2282* Fax: (201) 222-3830

June 6, 2011
 Proposal No: 681
 Re: 94 Washington Ave
 Hoboken, NJ 07030

As per our proposal number 681 dated June 6, 2011, the following additional work needed to be performed at 94 Washington Ave, Hoboken, NJ.

- An additional 15 feet of extra piston and jack had to be removed and disposed of
- As additional 15 feet of drilling and cleaning out of the piston hole which required an additional 7 hours OT for the drilling rig and 2 men. This was originally scheduled from 7am-3pm. The work was completed at 10:00pm.
- An additional 14 barrels of oil and spoils had to be removed as a result of this additional drilling

Total Price: \$5,800.00 (Five Thousand Eight Hundred and 50/100 Dollars)

Note: This situation was been discussed between our field supervisor, Richard Gaudioso and the Hoboken elevator inspector, Dan.

Respectfully Submitted,
 GS Elevator Industries, Inc

Richard Gaudioso

Accepted by:
 City of Hoboken

Printed Name & Title _____ Authorized Signature _____ Date _____

Please fax return signed proposal to (201) 869-0155 or via email to Rich@gselevator.com

GS ELEVATOR INDUSTRIES, INC.
P.O. BOX 806
NORTH BERGEN, NJ 07047

INVOICE

Invoice #
35968

Bill To: City of Hoboken
94 Washington Street
Att: Monique Purchasing Dept
Hoboken, NJ 07030

Account: 94 Washington - Hoboken city hall
94 Washington Street
Hoboken, NJ 07030
Account #: 94 WASHING

Date	Aug 01,2011	Terms	Upon Receipt	Route	Route #2	Job #	5367
Inv #	35968	PO #	CY-02309	Territory	MERLO, ROBERT G	Type	Repair

Additional charges as outlined in atatched proposal addendum attached.

An additional 15 feet of extra piston and jack had to be removed and disposed of
As additional 15 feet of drilling and cleaning out of the piston hole which required an additional 7 hours OT for the drilling rig and 2 men.
This was originally scheduled from 7am-3pm. The work was completed at 10:00pm.
An additional 14 barrels of oil and spoils had to be removed as a result of this additional drilling

Quantity	Description	Taxable	Measure	Price	Amount
1.00	Additional unforeseen circumstances for the repair work performed at 94 washington	No	Each	5,800.00	\$5,800.00
				Taxable	\$0.00
				Non-Taxable	\$5,800.00
				Sub-Total	\$5,800.00
				Sales Tax	\$0.00
				TOTAL	\$5,800.00



GS ELEVATOR INDUSTRIES, INC.
P.O. BOX 806
NORTH BERGEN, NJ 07047

Account # 94 WASHING
94 Washington - Hoboken city hall
Invoice # 35968
Amount \$ 5,800.00
Paid \$

SPONSORED: _____
SECONDED: _____

**CITY OF HOBOKEN
RESOLUTION NO. __**

**RESOLUTION AUTHORIZING USE OF THE COMPETITIVE CONTRACTING PROCESS
FOR MANAGEMENT / CONSULTING SERVICES FOR THE CITY OF HOBOKEN FOR A
ONE YEAR PERIOD**

WHEREAS, the City of Hoboken needs to secure management/consulting services for the City relating to multiple Departments within the Administration; and

WHEREAS, the cost of these services will exceed the City's bid threshold; and

WHEREAS, under the Local Public Contracts Law, N.J.S.A. 40A:11-4.1, competitive contracting may be used by local contracting units in lieu of the standard public bidding process for procurement of specialized goods and services where the price exceeds the bid threshold; and

WHEREAS, the City obtained the approval of the Division of Local Government Services, on August 16, 2011, to utilize competitive contracting for the aforementioned services; and,

WHEREAS, the City meets the criteria of Local Public Contracts Law N.J.S.A. 40a:11-4.1 which allows the use of a methodology to rank and evaluate proposals received to not only secure the best price but the best service to suit the City's needs.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Hoboken, that the Competitive Contract Process, as described and allowed in N.J.S.A. 40A:11-4.1 shall be initiated by the Purchasing Agent/Business Administrator for the purpose of receiving proposals for Departmental management and consulting services for the City, pursuant to the local public contracts law.

Reviewed:

Approved as to Form:

Arch Liston
Business Administrator

Mark A. Tabakin, Esq.
Corporation Counsel

Meeting Date: October 5, 2011

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Introduced By: _____

Seconded By: _____

**City of Hoboken
Resolution No.**

**RESOLUTION AUTHORIZING REFUNDS OF REDEVELOPMENT ESCROW AND LAND USE APPLICATION
FEES FOR BLOCK 112**

WHEREAS, a developer’s escrow was taken in by the City of Hoboken from Ursa Development Group and a fee for application for amendment to the redevelopment plan was taken in by the City from Ursa Development Group for the application of Block 112 Development LLC; and

WHEREAS, thereafter the City Council subcommittee rejected the proposal and application for amendment to the redevelopment zone; and,

WHEREAS, the developer’s escrow, in the amount of Five Thousand Dollars and Zero Cents (\$5000.00), was not utilized and should be returned to the applicant/developer, and the application fee, in the amount of Two Thousand Five Hundred Dollars and Zero Cents (\$2500.00), was not utilized and should be returned the applicant/developer.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Hoboken, that warrants be drawn on the City Treasure to the order of the following sum opposite the name as reimbursement for the developer’s escrow and the application fee:

NAME	ADDRESS	AMOUNT
Ursa Development Group, LLC d/b/a Block 112 Development, LLC	71 Grand Street Hoboken, NJ 07030	\$7500.00

MEETING: October 5, 2011

REVIEWED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark A. Tabakin, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				



CITY OF HOBOKEN

DIVISION OF PURCHASING

94 WASHINGTON ST. • HOBOKEN, N.J. 07030-4585

(201) 420-2027

PURCHASE ORDER
THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

No. CY-03350

ORDER DATE: 08/30/11
 REQUISITION NO:
 DELIVERY DATE:
 STATE CONTRACT NO:
 F.O.B. TERMS:

**THIS ORDER IS TAX EXEMPT
 PER N.J.S.A. 54:32B-9(a)(1)
 TAX EXEMPTION # 22-600-1993**

**VENDOR: READ IMPORTANT
 REQUIREMENTS ON BACK**

SHIP TO: CD MLUL ZBA ESCROW ACCTS
 CITY HALL
 94 WASHINGTON STREET 2ND FL
 HOBOKEN, NJ 07030

VENDOR: BLOCK 112 DEVELOPMENT
 71 GRAND STREET
 HOBOKEN NJ 07030

VENDOR # 4032

QUANTITY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00/EA	RETURN DEVELOPER ESCROW 1317-1327 Madison Street refund check#2171 in the amount of \$5,000.00 per/DIRECTOR FORBES	292832	5,000.0000	5,000.00
			TOTAL	5,000.00

CLAIMANT'S CERTIFICATION AND DECLARATION

I solemnly declare and certify under the penalties of the law that the thin bill is correct in all its particulars; that the articles have been nished or services rendered as stated therein; that no bonus has en given or received by any person or persons within the knowledge this claimant in connection with the above claim; that the amount rein stated is justly due and owing; and that the amount charged is aasonable one; I have read and understand all conditions.

X

VENDOR SIGN HERE

OFFICIAL POSITION

DATE

OFFICER'S OR EMPLOYEE'S CERTIFICATION

Having knowledge of the facts and in the course of regular procedures; I certify that the materials and supplies have been received or the services rendered; said certification is based on delivery slips acknowledged by a municipal employee or other reasonable procedures.

SIGNATURE _____ TITLE _____

I approve the within claim and recommend the adoption of a resolution ordering the payment of this claim to the party in whose name the claim is made for the sum of:

\$ _____ for _____

APPROVALS TO PURCHASE

I hereby certify that the funds are available and encumbered.

[Signature]
 PURCHASING AGENT DATE 9/1/11

[Signature]
 CHIEF FINANCIAL OFFICER DATE 9/1/11

MARAZITI
& FALCON
HEALEY
LLP
ATTORNEYS AT LAW

JOSEPH J. MARAZITI, JR.
CHRISTOPHER H. FALCON
DIANE ALEXANDER†
ALBERT I. TELSEY†
ANDREW M. BREWER
BRENT T. CARNEY
ANTON L. LENDOR
CHRISTOPHER D. MILLER
HEATHER A. PIERCE
†ALSO MEMBER NY BAR

150 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NEW JERSEY 07078

PHONE: (973) 912-9008
FAX: (973) 912-9007
WWW.MFHLAW.COM

Direct Dial: 973-912-6818
E-mail Address: jmaraziti@mfhenvlaw.com

August 23, 2011

John J. Curley, Esq.
Harborside Financial Center
1202 Plaza Ten
Jersey City, NJ 07311

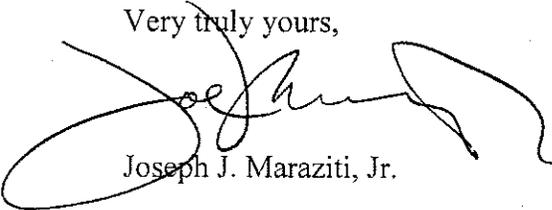
Re: Block 112 Development, LLC – Application for Amendment to a
Redevelopment Plan.

Dear Mr. Curley:

I write in my capacity as Special Redevelopment Counsel to the City of Hoboken in connection with the above referenced Application, which was submitted for consideration by Block 112 Development, LLC. The Application sought an amendment to the Northwest Redevelopment Plan to include Block 112 within that Plan so that a project proposed by URSA for that Block could go forward before the completion of the pending Western Edge Redevelopment Plan.

I have been informed that the Committee on Planning, Zoning and Economic Development does not have an interest in making a recommendation to the City Council to proceed in that direction at this time. Accordingly, Director Forbes will arrange for the return of the Application Fee and the Escrow Payment to URSA.

Very truly yours,


Joseph J. Maraziti, Jr.

JJM:smw

c: Mark A. Tabakin, Corporation Counsel
Alysia M. Proko-Smickley, Assistant Corporation Counsel
Brandy A. Forbes, Community Development Director

{86045.DOC.1}

URSA DEVELOPMENT GROUP
71 GRAND STREET
HOBOKEN, NJ 07030

2171

55788/312

DATE 3-11-11

PAY TO THE ORDER OF

City of Hoboken

\$ 5,000.00

Five Thousand + No/100

DOLLARS  Security Features Included. Order on Back.

GRAND BANK NA

Hamilton, New Jersey

FOR Block 112 - Escrow Fee

ms

⑈00217⑈ ⑆031207885⑆ 0111005604⑈

URSA DEVELOPMENT GROUP
71 GRAND STREET
HOBOKEN, NJ 07030

2170

55788/312

DATE 3-11-11

PAY TO THE ORDER OF

City of Hoboken

\$ 2,500.00

Two Thousand Five Hundred + No/100

DOLLARS  Security Features Included. Order on Back.

GRAND BANK NA

Hamilton, New Jersey

FOR Block 112 - Application Fee

ms

⑈002170⑈ ⑆031207885⑆ 0111005604⑈

URSA DEVELOPMENT GROUP

71 GRAND STREET
HOBOKEN, NJ 07030

2171

55788/312

DATE 3-11-11

PAY TO THE ORDER OF

City of Hoboken

Five Thousand + No/100

\$ 5,000.00

DOLLARS Security Features Included. Details on Back.

GRAND BANK NA

Hamilton, New Jersey

FOR Block 112 - Escrow Fee

ml S

⑈002171⑈ ⑆031207885⑆ 0111005604⑈

URSA DEVELOPMENT GROUP

71 GRAND STREET
HOBOKEN, NJ 07030

2170

55788/312

DATE 3-11-11

PAY TO THE ORDER OF

City of Hoboken

Two Thousand Five Hundred + No/100

\$ 2,500.00

DOLLARS Security Features Included. Details on Back.

GRAND BANK NA

Hamilton, New Jersey

FOR Block 112 - Application Fee

ml S

⑈002170⑈ ⑆031207885⑆ 0111005604⑈

Description of existing structure(s): 80,000sf warehouse, 100% lot coverage

Description of present use: vacant

III. RELATIONSHIP OF APPLICANT TO THE PROJECT SITE

Owner: Block 112 Development, LLC

If the Owner is an entity, the names of all shareholders with an interest of ten percent (10%) or greater must be disclosed and attached hereto as **Exhibit A**.

Contract Purchaser: _____

Other (please specify): _____

IV. REASON FOR APPLICATION / PURPOSE

Please describe, in as much detail as possible, the reasons for the application:

Much discussion has taken place regarding the future development of that area of the City known as the Western Edge Redevelopment Area. The development of that area as currently planned may yield open space areas that are best described as passive parks that do not have the capacity to support any of the City's recreational program needs. Indeed, as discussion has taken place, the development potential of that area appears to have been postponed to an indefinite future date. Rather than waiting for the future to arrive, Ursa proposes that it be allowed to go forward with the development of land along 14th Street between Madison and Jefferson Streets known as Block 112 on the Hoboken tax map. The shortest route to the development of Block 112 is its incorporation into the Northwest Redevelopment Plan with certain modifications to meet evolving conditions.

Ursa proposes the inclusion of Block 112 into the Northwest Redevelopment Plan with the following specific development standards:

1. Zone 1 controls permitting residential and retail development.
2. FAR of 3.0 as currently allowed in Zone 1 but based upon the entire area of Block 112 with the redeveloper allowed to allocate FAR to individual parcels.
3. A maximum height of 84 feet with 6 stories of residential apartments above a ground floor devoted to retail and parking use.
4. To accommodate the desired park and retail uses an off-street parking requirement of 0.70 space for each residential unit and no parking requirement for retail uses.

5. As a condition of the foregoing modifications to the Zone 1 development standards, the redeveloper would be required to provide two important public amenities:
 - a. A 10,000 square foot public park running along 14th Street adjacent to the County's planned open space finished with age appropriate playground equipment and a design approved by the Planning Board.
 - b. A deed restricted parcel consisting of 15,000 square feet to be developed with 48 low and/or moderate income housing condo or rental units. The project will be commenced immediately upon approval of DCA and HMFA financing. If such financing is not available, the redeveloper may build middle income condo units with the City's concurrence.

The overall impact of this proposal would be to have outdoor recreation space available in a period of months while providing for the redevelopment of land that has been declared to be in need of redevelopment in a manner that is consistent with the Master Plan and ties in with the County's 14th Street Viaduct project. In addition, a deed restricted location for affordable housing would be established in a section of the City that is undergoing significant residential growth.

V. DESCRIPTION OF PROPOSED PROJECT

- A. Proposed Use(s): residential, retail & open space
- B. Proposed Setbacks: consistent with the Northwest Redevelopment Area
 Front _____ Side 1 _____ Side 2 _____ Rear Yard _____
- C. Proposed Building(s):

Bldg. Ht. (feet) 84	Bldg. Ht. (stories) 7
Bldg. Ht. (feet) _____	Bldg. Ht. (stories) _____
Bldg. Ht. (feet) _____	Bldg. Ht. (stories) _____
- D. Proposed Lot Coverage: 85%
- E. Proposed Number of Residential Units:
 - Market Rate: approximately 160
 - Affordable: 48
 - Low Income: N/A
- F. Proposed Commercial / Office Area (sq. ft.): N/A
- G. Proposed Commercial / Retail Area (sq. ft.): TBD
- H. Accessory Parking (# spaces): .70 per residential unit
- I. Public Parking (# spaces): N/A

Proposed Schedule for Construction / Completion: TBD

VI. PUBLIC BENEFITS AND AMENITIES

- A. Open Space: 10,000sf public park
- B. Public Space: _____

- C. Jobs Created: 250 during development, permanent TBD
- D. Other: _____

VII. APPLICANT PROFESSIONALS (as applicable)

- A. **Attorney:** John J. Curley
Address: Harborside Financial Center, 1202 Plaza Ten, Jersey City, NJ 07311

Telephone: 201 217 0700 Fax: 201 217 0700

Email: jcurley@curlaw.com
- B. **Architect:** Russell Bodnar

Address: Bodnar Architect And Associates, One Henderson Street, Hoboken, NJ 07030

Telephone: 201 656 6160 Fax: 201 656 6112

Email: rlbodnar@aol.com
- C. **Engineer:** Andy Missey
Address: Lapatka Associates, Inc., 12 Route 17 North, Suite 230, Paramus, NJ 07652

Telephone: 201 587 1600 Fax: 201 587 0063

Email: andy@lapatka.net
- D. **Planner:** Ed Kolling
Address: Dresdner Robin, 605 Mattison Avenue, Asbury Park, NJ 07712

Telephone: 732 988 7020 Fax: 732 988 7032
Email: ekolling@Dresdnerrobin.com

VII. REQUIRED DOCUMENTS CHECKLIST

- A. Contribution Disclosure Statement (mandatory).

- B. Any documents prepared for or by the Applicant that pertain to or directly support the application.
- C. The City reserves the right to require any other such documents it deems necessary for the proper review of the application.

VIII. APPLICATION FEES AND ESCROW REQUIREMENTS

As established in §196-63 of the Zoning Code of the City of Hoboken, Applicants requesting amendment to a redevelopment plan shall submit an application fee of \$2,500 and an initial escrow fee of \$5,000. No application shall be deemed complete without said fees. The application fee and escrow fee should be submitted as two (2) separate checks, with notations identifying each, made payable to the "City of Hoboken."

CONTRIBUTION DISCLOSURE ORDINANCE AND FORM

AN ORDINANCE REQUIRING CONTRIBUTION DISCLOSURE STATEMENTS IN APPLICATIONS FOR MAJOR ZONING VARIANCES AND FOR OTHER MUNICIPAL APPROVALS, AND AMENDING AND SUPPLEMENTING THE "REVISED GENERAL ORDINANCES OF THE CITY OF HOBOKEN, NEW JERSEY"

Accordingly, Be it enacted by the City of Hoboken:

Section 1: Short Title: Contribution Disclosure Ordinance

Section 2: Purpose

WHEREAS, municipal Master Plans include well thought out, long-term decisions about the development capacity of the community; and

WHEREAS, municipal Master Plans are implemented through the enactment of local land use ordinances; and

WHEREAS, deviations from these local ordinances by way of variances pursuant to N.J.S.A. 40:55D-70d and N.J.S.A. 40:55D-70c, as well as exceptions and waivers pursuant to N.J.S.A. 40:55D-51, provide opportunities for significant private gain; and

WHEREAS, the redevelopment process currently underway within the City of Hoboken also provides opportunities for significant private gain; and

WHEREAS, openness in government and a fair and impartial variance, waiver and exception application process is crucial to assuring the continuing integrity of the municipal Master Plan, its implementing ordinances and the integrity of the application process; and

WHEREAS, disclosure of political contributions by property owners, developers, redevelopers and professionals will enhance the City's existing commitment to openness in government and provide further guarantees for a fair and impartial application and approval process; and

WHEREAS, disclosure of political contributions by property owners, developers, redevelopers and professionals will effectuate the purposes of the Municipal Land Use Law to promote morals and the general welfare; and

WHEREAS, the Mayor and City Council of the City of Hoboken, having considered the foregoing, believe that it is in the best interests of the residents of the City of Hoboken to enact the within Ordinance.

NOW THEREFORE, BE IT ORDAINED, that it is accordingly found and determined that the paramount public interest in enhancing the City's commitment to openness in government, and in providing further guarantees for a fair and impartial variance, waiver and exception application process, and in promoting morals and the general welfare, requires the disclosure of political contributions by property owners, developers, redevelopers and professionals within the City as a component of making application to the City for certain approvals, and requires the

supplementation of the municipal application checklists to mandate the listing of specified political contributions made by property owners, developers, redevelopers and the professionals whose services they use; and

BE IT FURTHER ORDAINED, that the "Revised General Ordinances of the City of Hoboken, New Jersey" is hereby amended and supplemented in order to incorporate the provisions set forth herein.

Section 3. Definitions:

Application Checklist - The term "Application Checklist" means the list of submission requirements adopted by ordinance and provided by municipal agencies to a developer pursuant to N.J.S.A. 40:55D-10.3.

Developer - The term "Developer" means a developer as defined by N.J.S.A. 40:55D-4, i.e. the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land. The term "Developer" includes any applicant or entity that wishes to undertake redevelopment activity within the City of Hoboken pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1, et seq.

Professional - The term "Professional" means any person or entity whose principals are required to be licensed by New Jersey Law and who supplies legal representation, expert testimony or written reports in support of an application. Professionals shall include both any individuals supplying the representation, testimonies or reports and the firms or entities in which said individuals practice.

Contribution - The term "Contribution" means every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible (but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization), made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. For purposes of reports required under the provisions of the ordinance, any such commitment or assumption shall be deemed to have been a contribution upon the date when such commitment is made or liability assumed.

Contribution Disclosure Statement - The term "Contribution Disclosure Statement" means a list specifying the amount, date, and the recipient of any and all contributions made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee of, or pertaining to, the City of Hoboken, made prior to filing the application with or seeking approval from the City, and required to be reported pursuant to N.J.S.A. 19:44A-1, et seq. The disclosure shall include all such contributions made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the

City. There shall be a continuing disclosure responsibility to require continuing disclosure of any such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process.

Municipal Agencies - The term "Municipal Agencies" means the Municipal Planning Board, the Municipal Zoning Board of Adjustment, and the Municipal Governing Body acting as the Redevelopment Agency pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1, et seq.

Section 4. General Provisions:

a. Disclosure Requirements

- i. Any applicant for a variance pursuant to N.J.S.A. 40:55D-70d or a variance pursuant to N.J.S.A. 40:55D-70c in conjunction with any application for any subdivision pursuant to local ordinance or a site plan not considered a minor site plan pursuant to local ordinance, as well as any application for a subdivision pursuant to local ordinance or site plan not considered a minor site plan pursuant to local ordinance requiring waivers or exceptions pursuant to N.J.S.A. 40:55D-51, as well as any applicant who wishes to undertake redevelopment activity within the City of Hoboken pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1, et seq., shall include in its application with and or submit to the relevant Municipal Agency a Contribution Disclosure Statement for all Developers involved in the said application; all associates of said Developers who would be subject to disclosure pursuant to N.J.S.A. 40: 55D-48.1 or 40:55D48.2 shall also be subject to this requirement; and all Professionals who apply for or provide testimony, plans, or reports in support of said application or who have an enforceable proprietary interest in the property or development which is the subject of the application or whose fee in whole or part is contingent upon the outcome of the application shall also be subject to this requirement. Regardless of whether the owner of the property, which is the subject of the application falls in any of the categories established in the preceding sentence, the applicant shall include in its application to the relevant Municipal Agency a Contribution Disclosure Statement for said owner.
- ii. During the pendency of the application process until the final approval associated with the application is granted, any applicant required to comply with this ordinance shall amend its Contribution Disclosure Statement to include continuing disclosure of all contributions within the scope of disclosure requirement of the above paragraph.

b. Inclusion of Contribution Disclosure Statements as an Element of the Application Checklist

- i. An Application Checklist ordinance is hereby adopted pursuant to N.J.S.A. 40:55D-10.3 to require that the Contribution Disclosure Statements specified in paragraph "a" of this section be submitted by the applicant for all applications for variance relief pursuant to N.J.S.A. 40:55D-70d, as well as for relief pursuant to N.J.S.A. 40:55D-70c, or for relief pursuant to N.J.S.A. 40:55D-51 in applications for site plan and not considered to be minor site plans pursuant to local ordinance, or for approval to undertake redevelopment

activity within the City of Hoboken pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

- ii. The City's Municipal Agencies shall amend their Application Checklists to include the Contribution Disclosure Statements specified in paragraph "a" of this section.
- iii. An application shall not be deemed complete by the administrative official or accepted for public hearing by the Municipal Agency until the required Contribution Disclosure Statements are submitted.

c. Availability of Contribution Disclosure Statements

All Contribution Disclosure Statements shall be available in the office of the administrative officer for review by any member of the public.

d. Intent of Contribution Disclosure Statements

It is the intent of this ordinance that Contribution Disclosure Statements shall serve solely as a means to inform the public and shall not serve in any manner as evidence relevant to the decision-making criteria for granting or denying requested variances or other approvals. Such decisions shall continue to be governed strictly under the relevant criteria set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., or other relevant law.

Section 5. Severability and Effectiveness Clause: If any sentence, paragraph or section of this ordinance, or the application thereof to any persons or circumstances shall be adjudged by a court of competent jurisdiction to be invalid, or if by legislative action any sentence, paragraph or section of this ordinance shall lose its force and effect, such judgment or action shall not affect, impair or void the remainder of this ordinance.

Section 6. Effective Date:

This ordinance shall become effective immediately upon final passage and publication in accordance with the law.

September 1, 2004

CONTRIBUTION DISCLOSURE STATEMENT - Definitions

Application Checklist - The term "Application Checklist" means the list of submission requirements adopted by ordinance and provided by municipal agencies to a developer pursuant to N.J.S.A. 40:55D-10.3.

Developer - The term "Developer" means a developer as defined by N.J.S.A. 40:55D-4, i.e. the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land. The term "Developer" includes any applicant or entity that wishes to undertake redevelopment activity within the City of Hoboken pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1, et seq.

Professional - The term "Professional" means any person or entity whose principals are required to be licensed by New Jersey Law and who supplies legal representation, expert testimony or written reports in support of an application. Professionals shall include both any individuals supplying the representation, testimonies or reports and the firms or entities in which said individuals practice.

Contribution - The term "Contribution" means every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible (but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization), made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. For purposes of reports required under the provisions of the ordinance, any such commitment or assumption shall be deemed to have been a contribution upon the date when such commitment is made or liability assumed.

Contribution Disclosure Statement - The term "Contribution Disclosure Statement" means a list specifying the amount, date, and the recipient of any and all contributions made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee of, or pertaining to, the City of Hoboken, made prior to filing the application with or seeking approval from the City, and required to be reported pursuant to N.J.S.A. 19:44A-1, et seq. The disclosure shall include all such contributions made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the City. There shall be a continuing disclosure responsibility to require continuing disclosure of any such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process.

Municipal Agencies - The term "Municipal Agencies" means the Municipal Planning Board, the Municipal Zoning Board of Adjustment, and the Municipal Governing Body acting as the Redevelopment Agency pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1, et seq.

CONTRIBUTION DISCLOSURE STATEMENT - Applicability

General Applicability:

For all applications for variance relief pursuant to N.J.S.A. 40:55D-70d, as well as for relief pursuant to N.J.S.A. 40:55D-70c, or for relief pursuant to N.J.S.A. 40:55D-51 in applications for site plan and not considered to be minor site plans pursuant to local ordinance, or for approval to undertake redevelopment activity within the City of Hoboken pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (Note that the disclosure requirement does not apply to fully complying applications outside of designated redevelopment areas).

Specific Applicability: Projects

1. Any applicant for a variance pursuant to N.J.S.A. 40:55D-70d or a variance pursuant to N.J.S.A. 40:55D-70c in conjunction with:
 - any application for any subdivision pursuant to local ordinance or a site plan not considered a minor site plan
 - any application for any subdivision pursuant to local ordinance or a site plan requiring waivers or exceptions pursuant to N.J.S.A. 40:55D-51 (i.e. subdivision, site plan or conditional use)
2. Any applicant who wishes to undertake redevelopment activity within the City of Hoboken pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

Specific Applicability: Individuals & Entities

1. All Developers involved in the said application
2. All Associates of said Developers who would be subject to disclosure pursuant to N.J.S.A. 40: 55D-48.1 or 40:55D-48.2 (i.e. a corporation applying for subdivision of land into 6 or more parcels or applying for a variance to construct 25 or more dwelling units or a site to be developed for commercial purposes)
3. All Professionals who
 - apply for or provide testimony, plans, or reports in support of said application; or
 - who have an enforceable proprietary interest in the property or development which is the subject of the application; or
 - whose fee in whole or in part is contingent upon the outcome of the application
4. The Owner of the property which is the subject of the application regardless of whether said owner falls into any of the categories established in the preceding

Inclusion of Contribution Disclosure Statements as an Element of the Application Checklist

1. The City's Municipal Agencies shall amend their Application Checklists to include the Contribution Disclosure Statements specified above
2. An application shall not be deemed complete by the administrative official or accepted for public hearing by the Municipal Agency until the required Contribution Disclosure Statements are submitted

Time Period Covered

The disclosure shall include all such contributions as described in this ordinance made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the City. There shall be a continuing disclosure responsibility to require continuing disclosure of any such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process.

Reporting

During the pendency of the application process until the final approval associated with the application is granted, any applicant required to comply with this ordinance shall amend its Contribution Disclosure Statement to include continuing disclosure of all contributions within the scope of disclosure requirement of the above paragraph.

CONTRIBUTION DISCLOSURE STATEMENT - Affidavit

STATE OF NEW JERSEY :
: SS
COUNTY OF HUDSON :

(Name of property owner, developer, redeveloper or professional)

being duly sworn according to law upon (his, her, their) oath, depose and say:

I, _____

a property owner, developer, redeveloper or professional making application or providing representation and/or support for an application for certain approvals to the Planning Board, Zoning Board of Adjustment or the City Council acting as the Redevelopment Agency pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1, et seq.) in regard to a property located at:

(Street Address) (Block, Lot(s))

do hereby disclose, pursuant to the requirements of DR-152 (effective 9/1/04, and as amended; see definitions and applicability instructions attached), the name of the recipient (as well as the date and amount) of any contribution (every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization) made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. The disclosure below includes all such contributions made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the City.

I further understand that continuing disclosure is required for such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process and hereby agree that prior to granting of final approval of the subject application, I will amend the disclosure statement if such further contributions are made.

CONTRIBUTION DISCLOSURE STATEMENT - List of Contributions
(Michael J. Sciarra)

Date of Filing of Application _____, 2011
Date of Last Municipal Election May 12, 2009
Date one year prior to election above May 12, 2008

**Michael J. Sciarra made no contributions
required to be disclosed under DR-152.**

**Please see Contribution Disclosure Statements of the Ursa Development Group, LLC
and any other members of applicant limited liability company also submitted in regard
to this application.**

RECIPIENT	AMOUNT	DATE

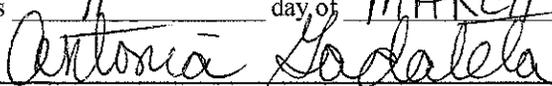
Provide additional pages if necessary in the same form.



Michael J. Sciarra

Sworn and subscribed to before me

this 11TH day of MARCH, 2011



ANTONIA CADALETA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES
JANUARY 23, 2013

Mar-11-11

12:42

From-URSA DEVELOPMENT GROUP LLC

2014590192

T-243 P.002/003 F-959

CONTRIBUTION DISCLOSURE STATEMENT - Affidavit

STATE OF NEW JERSEY :
: SS
COUNTY OF HUDSON :

Mark Settembre, Member of Ursa Development Group, LLC, Member of Block 112 Development, LLC
(Name of property owner, developer, redeveloper or professional)

being duly sworn according to law upon (his, her, their) oath, depose and say:

I, Mark Settembre, Member of Ursa Development Group, LLC, Member of Block 112 Development, LLC,

a X property owner, developer, redeveloper or professional making application or providing representation and/or support for an application for certain approvals to the Planning Board, Zoning Board of Adjustment or the City Council acting as the Redevelopment Agency pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1, et seq.) in regard to a property located at:

1301-1327 Madison St. & 1300-1326 Jefferson St., Block 112, Lots 1-32
(Street Address) (Block, Lot(s))

do hereby disclose, pursuant to the requirements of DR-152 (effective 9/1/04, and as amended; see definitions and applicability instructions attached), the name of the recipient (as well as the date and amount) of any contribution (every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization) made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. The disclosure below includes all such contributions made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the City.

I further understand that continuing disclosure is required for such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process and hereby agree that prior to granting of final approval of the subject application, I will amend the disclosure statement if such further contributions are made.

Mar-11-11 12:43

From-URSA DEVELOPMENT GROUP, LLC

2014590192

T-243 P.003/003 F-959

CONTRIBUTION DISCLOSURE STATEMENT - List of Contributions
(Mark Settembre)

Date of Filing of Application _____, 2011
Date of Last Municipal Election May 12, 2009
Date one year prior to election above May 12, 2008

Mark Settembre made no contributions
required to be disclosed under DR-152.

Please see Contribution Disclosure Statements of the Ursa Development Group, LLC
and any other members of applicant limited liability company also submitted in regard
to this application.

RECIPIENT	AMOUNT	DATE

Provide additional pages if necessary in the same form.

Mark Settembre

Mark Settembre

Sworn and subscribed to before me Mark J. Settembre New Jersey
this 11th day of March, 2011
\$288152171 1250 d

Palm Beach County State Florida

Marjorie A. Lesko



CONTRIBUTION DISCLOSURE STATEMENT - Affidavit

STATE OF NEW JERSEY :
: SS
COUNTY OF HUDSON :

John J. Curley, Esq. of John J. Curley LLC
(Name of property owner, developer, redeveloper or professional)

being duly sworn according to law upon (his, her, their) oath, depose and say:

I, John J. Curley, Esq. of John J. Curley LLC,

a property owner, developer, redeveloper or X professional making application or providing representation and/or support for an application for certain approvals to the Planning Board, Zoning Board of Adjustment or the City Council acting as the Redevelopment Agency pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1, et seq.) in regard to a property located at:

1301-1327 Madison St. & 1300-1326 Jefferson St., Block 112, Lots 1-32
(Street Address) (Block, Lot(s))

do hereby disclose, pursuant to the requirements of DR-152 (effective 9/1/04, and as amended; see definitions and applicability instructions attached), the name of the recipient (as well as the date and amount) of any contribution (every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization) made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. The disclosure below includes all such contributions made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the City.

I further understand that continuing disclosure is required for such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process and hereby agree that prior to granting of final approval of the subject application, I will amend the disclosure statement if such further contributions are made.

CONTRIBUTION DISCLOSURE STATEMENT - Affidavit

STATE OF NEW JERSEY :
: SS
COUNTY OF HUDSON :

Andrew Missey of Lapatka Associates, Inc.
(Name of property owner, developer, redeveloper or professional)

being duly sworn according to law upon (his, her, their) oath, depose and say:

I, Andrew Missey of Lapatka Associates, Inc.,

a property owner, developer, redeveloper or X professional making application or providing representation and/or support for an application for certain approvals to the Planning Board, Zoning Board of Adjustment or the City Council acting as the Redevelopment Agency pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1, et seq.) in regard to a property located at:

1301-1327 Madison St. & 1300-1326 Jefferson St, Block 112, Lots 1-32
(Street Address) (Block, Lot(s))

do hereby disclose, pursuant to the requirements of DR-152 (effective 9/1/04, and as amended; see definitions and applicability instructions attached), the name of the recipient (as well as the date and amount) of any contribution (every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization) made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. The disclosure below includes all such contributions made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the City.

I further understand that continuing disclosure is required for such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process and hereby agree that prior to granting of final approval of the subject application, I will amend the disclosure statement if such further contributions are made.

CONTRIBUTION DISCLOSURE STATEMENT - Affidavit

STATE OF NEW JERSEY :
: SS
COUNTY OF HUDSON :

Edward V. Kolling of Dresdner Robin
(Name of property owner, developer, redeveloper or professional)

being duly sworn according to law upon (his, her, their) oath, depose and say:

I, Edward V. Kolling of Dresdner Robin,

a ~~property owner, developer, redeveloper~~ or X professional making application or providing representation and/or support for an application for certain approvals to the Planning Board, Zoning Board of Adjustment or the City Council acting as the Redevelopment Agency pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1, et seq.) in regard to a property located at:

1301-1327 Madison St. & 1300-1326 Jefferson St., Block 112, Lots 1-32
(Street Address) (Block, Lot(s))

do hereby disclose, pursuant to the requirements of DR-152 (effective 9/1/04, and as amended; see definitions and applicability instructions attached), the name of the recipient (as well as the date and amount) of any contribution (every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization) made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. The disclosure below includes all such contributions made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the City.

I further understand that continuing disclosure is required for such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process and hereby agree that prior to granting of final approval of the subject application, I will amend the disclosure statement if such further contributions are made.



Mar-11-11

13:08

From:URSA DEVELOPMENT GROUP, LLC

2014590192

T-246 P.002/003 F-963

CONTRIBUTION DISCLOSURE STATEMENT - Affidavit

STATE OF NEW JERSEY :
: SS
COUNTY OF HUDSON :

Russell Bodnar of Bodnar Architect And Associates
(Name of property owner, developer, redeveloper or professional)

being duly sworn according to law upon (his, her, their) oath, depose and say:

I, Russell Bodnar of Bodnar Architect And Associates,

a property owner, developer, redeveloper or professional making application or providing representation and/or support for an application for certain approvals to the Planning Board, Zoning Board of Adjustment or the City Council acting as the Redevelopment Agency pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1, et seq.) in regard to a property located at:

1301-1327 Madison St. & 1300-1326 Jefferson St., Block 112, Lots 1-32
(Street Address) (Block, Lot(s))

do hereby disclose, pursuant to the requirements of DR-152 (effective 9/1/04, and as amended; see definitions and applicability instructions attached), the name of the recipient (as well as the date and amount) of any contribution (every loan, gift, subscription, advance or transfer of money or other thing of value, including any item of real property or personal property, tangible or intangible but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization) made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee and any pledge, promise or other commitment or assumption of liability to make such transfer. The disclosure below includes all such contributions made during the time period measuring from one (1) year prior to the last municipal election through the time of filing the application with or seeking approval from the City.

I further understand that continuing disclosure is required for such contributions made following the filing of the "Contribution Disclosure Statement" and during the pendency of the application and/or approval process and hereby agree that prior to granting of final approval of the subject application, I will amend the disclosure statement if such further contributions are made.

Introduced by: _____
Seconded by: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

THIS RESOLUTION AWARDS A CONTRACT TO LOUIS BARBATO LANDSCAPING FOR CITY-WIDE PLAYGROUND IMPROVEMENTS FOR THE CITY OF HOBOKEN IN ACCORDANCE WITH THE BASE BID OF THE SPECIFICATIONS IN BID NUMBER 11-16 IN THE AMOUNT OF TWO HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED FIFTY DOLLARS (\$239,550.00).

WHEREAS, proposals were received on September 14, 2011 for city-wide playground improvements for the City of Hoboken, as specified in Bid Number 11-16; and,

WHEREAS, three (3) proposals were received in good stead, the three (3) proposals being:

VENDOR	Base Bid Price
Louis Barbato Landscaping 1600 Railroad Avenue Holbrook, New York 11741	\$239,550.00
Whirl Construction Post Office Box 110 Port Monmouth, New Jersey 07758	\$254,891.75
Tec-Con Contractors, Inc. 9 Dodd Street East Orange, New Jersey 07017	\$318,900.00

WHEREAS, **Louis Barbato Landscaping** submitted the lowest, responsible bid for the base bid price and Boswell Engineering has recommended awarding a contract to **Louis Barbato Landscaping**; and,

WHEREAS, **Louis Barbato Landscaping** is required to provide the required performance bond prior to the City executing the contract as contemplated herein; and,

WHEREAS, the City of Hoboken has funds available for the within purpose.

NOW THEREFORE BE IT RESOLVED as follows:

- A. This resolution awards a contract to **Louis Barbato Landscaping** in an amount not to exceed **Two Hundred Thirty Nine Thousand Five Hundred Fifty Dollars (\$239,550.00)**, for the provision of city-wide playground improvements as outlined in

- B. Bid No. 11-16 under the base bid of the specifications set forth therein; and, Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Mayor or her agent is hereby authorized to enter into an Agreement with Louis Barbato Landscaping as described herein; and,
- C. This resolution shall take effect immediately upon passage.

Reviewed:

Approved as to Form:

Arch Liston, Business Administrator

Mark A. Tabakin, Corporation Counsel

Meeting Date: October 5, 2011

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

CHIEF FINANCIAL OFFICER'S CERTIFICATION
OF AVAILABILITY OF FUNDS
FOR CONTRACT AWARDS

I, George DeStefano, Chief Financial Officer of the City of Hoboken, hereby certify that two hundred thirty nine thousand five hundred fifty dollars (\$239,550.00) is available in the following appropriations:

These funds, the amount within the CY 2011 budget, are sufficient to meet the contractual commitment providing for:

City-Wide Playground Improvements (Bid No. 11-16)

and awarded to the following vendor:

**Louis Barbato Landscaping
1600 Railroad Avenue
Holbrook, New York 11741**

I further certify that this commitment, together with all previously made commitments, does not exceed the appropriation balance available for this purpose.

Chief Financial Officer: _____

Dated: _____

CITY OF HOBOKEN

Department of Community Development

DAWN ZIMMER
Mayor



BRANDY FORBES
Director

MEMORANDUM

DATE: September 29, 2011

TO: Hoboken City Council

CC: Dawn Zimmer, Mayor
Arch Liston, Business Administrator
Mark Tabakin, Corporation Counsel

FROM: Brandy Forbes, Community Development Director

RE: Sustainable Land Use Pledge

The Sustainable Land Use Pledge is a Priority Action item of the Sustainable Jersey Certification Program. The City of Hoboken is currently pursuing the highest level of Sustainable Jersey certification: Silver Certification. The Sustainable Land Use Pledge is a required item toward seeking this level of certification. Actions pursued by certified communities result in grant funding opportunities, long term operational efficiency improvements and increased municipal savings and revenue.

The Sustainable Land Use Pledge reflects the City of Hoboken's intention to manage development and redevelopment in a way that is more protective of the environment and more livable for residents. While it is only a first step toward the planning and zoning changes that are ultimately needed to reinforce the goals of sustainable land use, this pledge is a commitment by the City of Hoboken to guide future policy and decision-making.

Introduced by: _____

Seconded by: _____

**CITY OF HOBOKEN
RESOLUTION NO. : ____**

CITY OF HOBOKEN

A RESOLUTION OF SUPPORT FOR A SUSTAINABLE LAND USE PLEDGE

WHEREAS, land use is an essential component of overall sustainability for a municipality; and

WHEREAS, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources; and

WHEREAS, well planned land use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space, provide for adequate recreation, and allow for the continued protection and use of vital natural resources; and

WHEREAS, Given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead;

NOW THEREFORE BE IT RESOLVED, that the Council of the City of Hoboken, State of New Jersey, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making Hoboken a truly sustainable community. It is our intent to include these principles in the next master plan revision and reexamination report and to update our land-use zoning, natural resource protection, and other ordinances accordingly.

Regional Cooperation - We pledge to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration regional impacts when making land-use decisions.

Transportation Choices - We pledge to create transportation choices with a Complete Streets approach by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects and reviewing development applications. We will reevaluate our parking with the goal of limiting the amount of required parking spaces, promoting shared parking and other innovative parking alternatives, and encouraging structured parking alternatives where appropriate.

Natural Resource Protection - We pledge to take action to protect the natural resources of the State for environmental, recreational and agricultural value, avoiding or mitigating negative impacts to these resources. Further, we pledge to complete a Natural

Resources Inventory when feasible to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis, land-use and open space planning.

Mix of Land Uses - We pledge to use our zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types in areas that make the most sense for our municipality and the region, particularly in downtown and town center areas.

Housing Options - We pledge, through the use of our zoning and revenue generating powers, to foster a diverse mix of housing types and locations, including single- and multi-family, for-sale and rental options, to meet the needs of all people at a range of income levels.

Green Design - We pledge to incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating our site plan and subdivision requirements for residential and commercial buildings.

Municipal Facilities Siting - We pledge, to the extent feasible, to take into consideration factors such as walkability, bikability, greater access to public transit, proximity to other land-use types, and open space when locating new or relocated municipal facilities.

MEETING: October 5, 2011

REVIEWED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark A. Tabakin, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Introduced By: _____
Seconded By: _____

**City of Hoboken
Resolution No.**

RESOLUTION AUTHORIZING THE CITY OF HOBOKEN TO TAKE ACTION IN PLACE OF THE COUNTY OF HUDSON TO INSTALL A TRAFFIC CONTROL DEVICE AT THE INTERSECTION OF PARK AVENUE AND 16TH STREET IN THE CITY OF HOBOKEN

WHEREAS, under the authority of N.J.S.A. 27:16-36 and N.J.S.A. 39:4-197.2, a County may grant consent and authorize a municipality to install a traffic control device on a County road or intersection within that municipality; and

WHEREAS, the City of Hoboken has requested such authorization from the County of Hudson to install a traffic control signal in conformance with New Jersey Department of Transportation design standards, and as approved by the County Engineer at the intersection of Park Avenue and 16th Street in the City of Hoboken; and

WHEREAS, this traffic control signal shall be designed, constructed, maintained and operated at the sole expense of the City of Hoboken, and the work is being performed by the City so that the traffic control signal is installed in a more expeditious manner than could be done by the County; and

WHEREAS, the County Engineer has reviewed the proposed action of the City of Hoboken and, subject to its final review and approval of the project and has recommend that the City of Hoboken be granted permission to proceed; and

WHEREAS, the Board of Chosen Freeholders of the County of Hudson will be asked to grant their consent to performance of the aforementioned project by the City of Hoboken at their next regular meeting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hoboken, in the County of Hudson, that:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. Pursuant to the authority found in N.J.S.A. 39:4-197.2, N.J.S.A. 27:16-36, and as authorized by N.J.S.A. 40:41A-39 (p), this Council hereby authorizes the City of Hoboken to install, operate and maintain at its sole cost, a traffic control device in conformity with New Jersey Department of Transportation standards, and as approved by the County Engineer at the intersection of Park Avenue and 16th Street.
3. The City Clerk shall transmit a certified copy of this resolution to the Clerk of the Board of Freeholders of the County of Hudson.
4. This resolution shall take effect immediately

Meeting date: October 5, 2011

APPROVED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark Tabakin
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Introduced By: _____

Seconded By: _____

**City of Hoboken
Resolution No.**

RESOLUTION AUTHORIZING THE CITY OF HOBOKEN TO ACCEPT FROM THE COUNTY OF HUDSON THE AMOUNT OF \$350,000.00 FOR ADDITIONAL IMPROVEMENTS TO THE OBSERVER HIGHWAY IMPROVEMENT PROJECT BEING UNDERTAKEN BY THE CITY OF HOBOKEN

WHEREAS, the City of Hoboken has available nearly **TWO MILLION (\$2,000,000.00) DOLLARS** in Federal funds for the Improvements to the Observer Highway project; and

WHEREAS, these improvements include bicycle lanes, shared turning lanes and pedestrian and streetscape improvements at a preliminary cost of **TWO MILLION EIGHT HUNDRED THOUSAND (\$2,800,000.00) DOLLARS**; and

WHEREAS, Hudson County has already programmed **FOUR HUNDRED FIFTY THOUSAND (\$450,000.00) DOLLARS** in its 2010 State Aid programs for the resurfacing of Observer Highway; and

WHEREAS, the City has also undertaken the construction of a new athletic field at 16th Street between Park Avenue and Willow Avenue, necessitating the construction of a new traffic signal at 16th Street; and

WHEREAS, as the County would ordinarily construct the traffic signal, the City of Hoboken has agreed to undertake that obligation, in the interest of efficiency, in exchange for the County contributing an additional **THREE HUNDRED FIFTY THOUSAND (\$350,000.00) DOLLARS** toward the Observer Highway project, that figure being the approximate cost of the traffic signal; and

WHEREAS, the design and construction of the improvements to Observer Highway will be subject to approval by the County Engineer and the project will require approval from the New Jersey Department Transportation (NJDOT) and authorization by the Federal Highway Administration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hoboken, in the County of Hudson, that:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. This Council approves the County's additional contribution to the Observer Highway Improvements project in the amount of \$350,000.00 in exchange for the City of Hoboken agreeing to incur all obligations for installation of the traffic signal at Park and 16th Street.
3. The Council calls on the County to utilize NJDOT State road funds from its pending application for 2012 to cover the additional cost requested.

4. The Council authorizes the Mayor, or her lawfully appointed designee, to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this Resolution.

5. This Resolution shall take effect immediately.

Meeting date: October 5, 2011

APPROVED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark Tabakin
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Introduced by: _____
Seconded by: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION OPPOSING THE “MONARCH AT SHIPYARD”
DEVELOPMENT**

WHEREAS, the Applied Companies are proposing to develop two 11-story residential towers on a pier at the north end of the Shipyard site, a project called "Monarch at Shipyard"; and

WHEREAS, residential development on the site is contrary to the recommendations of the 2004 Master Plan's regarding parks, land use, open space, and the waterfront and the proposed development takes place on areas designated in the 2010 Master Plan Re-examination Open Space Plan as recommended for planned and possible new parks and recreation space; and

WHEREAS, the waterfront is the treasure of Hoboken, adding to the quality of life for residents, providing economic development benefits, and attracting visitors to our great City which support the local economy, and it must be protected to ensure balanced development and a safe environment for residents; and

WHEREAS, the Zimmer Administration has expressed its opposition to the proposed project via letters to the Department of Environmental Protection from Boswell Engineering, Community Development Director Forbes, and Mayor Zimmer.

NOW THEREFORE BE IT RESOLVED, that the Council of the City of Hoboken expresses its strong opposition to the proposed "Monarch at Shipyard" development project and supports the Administration in its continued efforts to oppose the project.

MEETING: October 5, 2011

REVIEWED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark A. Tabakin, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Introduced By: _____

Second By: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

RESOLUTION AUTHORIZING THE REFUND OF TAX OVERPAYMENTS

WHEREAS, an overpayment of taxes has been made on property listed below: and

WHEREAS, Sharon Curran, Collector of Revenue recommends that refunds be made;

NOW THEREFORE BE IT RESOLVED, that a warrant be drawn on the City Treasurer made payable to the following totaling **\$ 4,707.42**

<u>NAME</u>	<u>BL/LT/UNIT</u>	<u>PROPERTY</u>	<u>QTR/YEAR</u>	<u>AMOUNT</u>
Pyune, Joo Hyun 110 Point View Pkwy Wayne, NJ 07470	36/23	222 Jackson St	3/11	\$ 843.19
Vricella, Luigi 1B Highview Avenue Totowa, NJ 07512	114/1/C0424	1300 Grand St	3/11	\$ 89.94
Corelogic 1 Corelogic Drive Westlake, Tx 76262	173/6/C1-03	1109-1121 Willow Ave	3/11	\$ 1,868.68
Bank of America P O Box 10211 Van Nuys, Ca 91499	196/1/C0003	901 Garden St	3/11	\$ 1,905.61

Meeting October 5, 2011

Approved as to Form:

CORPORATION COUNSEL

Sharon Curran

Introduced By: _____

Second By: _____

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION AUTHORIZING THE REFUND OF TAX APPEALS
STATE TAX COURT**

WHEREAS, an overpayment of taxes has been made on property listed below: and

WHEREAS, Sharon Curran, Collector of Revenue recommends that the refunds be made;

NOW THEREFORE BE IT RESOLVED, that a warrant be drawn on the City Treasurer made payable to the following totaling **\$19,255.23**

<u>NAME</u>	<u>BL/LOT/UNIT</u>	<u>PROPERTY</u>	<u>YEAR</u>	<u>AMOUNT</u>
Skoloff & Wolfe, PC 293 Eisenhower Parkway Livingston, NJ 07039	17/34/C02-C	80-84 Jefferson St	2010	\$ 2,462.66
Skoloff & Wolfe, PC 293 Eisenhower Parkway Livingston, NJ 07039	188/20/C001C	151-161 Second St	2010	\$ 612.11
Newman & Simpson, LLP 32 Mercer Street Hackensack, NJ 07801	212.1/1/	100 Hudson St	2010	\$ 7,117.50
Skoloff & Wolfe, PC 293 Eisenhower Parkway Livingston, NJ 07039	262.3/1C0410	2 Constitution Ct	2010	\$ 3,264.56
Davenport & Spiotti 219 Changebridge Road Montville, NJ 07045	262.3/1/C0910	2 Constitution Ct	2010	\$ 1,447.23
Davenport & Spiotti 219 Changebridge Road Montville, NJ 07045	262.3/1/CPH06	2 Constitution Ct	2010	\$ 4,351.17

Meeting: October 5, 2011

Approved as to Form:

CORPORATION COUNSEL

SHARON CURRAN

Sponsored by: _____

Seconded by: _____

City of Hoboken

Resolution No. _____

RESOLVED, that filed minutes for the Hoboken City Council regular meetings of May 4, 2011, May 18, 2011, June 1, 2011, June 15, 2011 and a Special meeting on June 29, 2011 have been reviewed and approved as to legal form and content.

Approved as to form:

Meeting Date: October 5, 2011

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Sponsored by: _____

Secoded by: _____

City of Hoboken
Resolution No.: _____

RESOLUTION AUTHORIZING THE CITY OF HOBOKEN TO ENTER INTO THE “WATERFRONT WALKWAY RECONSTRUCTION PROJECT – PUBLIC-PRIVATE PARTNERSHIP” AGREEMENT WITH STEVENS INSTITUTE OF TECHNOLOGY

WHEREAS, the Administration, has negotiated an agreement with Stevens Institute of Technology (“Stevens”) which provides for Stevens to supply goods and materials and the City to supply services and contracting agents to reconstruct the Hudson River Walkway between Castle Point and Sinatra Park Field; and,

WHEREAS, the agreed upon terms are laid out in the Waterfront Walkway Reconstruction Project – Pubic-Private Partnership Agreement, *attached hereto*, and the City Council is now called upon to either accept or reject the terms of the negotiated agreement.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Hoboken in the County of Hudson as follows:

1. The City Council hereby accepts the Waterfront Walkway Reconstruction Project – Pubic-Private Partnership Agreement, *attached hereto*, as negotiated between the City and Stevens; and,
2. The City Council hereby directs the Mayor and her Administration to notify Stevens of this acceptance immediately.
3. The Mayor, her Administration and Labor Counsel are hereby authorized and directed to proceed to execute and finalize this agreement expeditiously, and to take any steps necessary to effectuate the Agreement.

MEETING: October 5, 2011

REVIEWED:

APPROVED AS TO FORM:

Arch Liston
Business Administrator

Mark A. Tabakin, Esq.
Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Sponsored by: _____

Seconded by: _____

**City of Hoboken
Ordinance No.: _____**

**AN ORDINANCE TO AMEND AND SUPPLEMENT SECTION 5 OF
CHAPTER 190 OF THE ADMINISTRATIVE CODE OF THE CITY OF
HOBOKEN ENTITLED “VEHICLES AND TRAFFIC – OVERNIGHT
PARKING OF COMMERCIAL VEHICLES PROHIBITED”**

WHEREAS, pursuant to Chapter 190 of the City of Hoboken Administrative Code, parking regulations are enumerated, including parking restrictions on commercial vehicles; and

WHEREAS, the Council has the authority to amend the commercial vehicle parking regulations, pursuant to N.J.S.A. 39:4-197.

NOW, THEREFORE, BE IT ORDAINED by the Hoboken City Council, County of Hudson, State of New Jersey as follows:

SECTION ONE: AMENDMENTS

The following amendments are hereby made to Section 190-5 (additions noted in underline, deletions noted in ~~strikethrough~~):

§ 190-5. Overnight parking of commercial vehicles prohibited.

A. For purposes of this §190-5:

1. **Large commercial vehicles** are defined as those weighing more than ~~4.5~~ 3.5 tons or those less than ~~4.5~~ 3.5 tons with a height of more than 9.5 feet including installed accessories, and/or a cargo area/work platform more than 14 feet in length.
2. **Medium commercial vehicles** are defined as those weighing less than 3.5 tons and less than 9.5 feet in height including installed accessories and/or a cargo area/work platform less than 14 feet in length.
3. **Light commercial vehicles** are defined as those weighing less than 2.5 tons and a cargo area/work platform that is less than the height of the vehicle cab and ~~no more~~ less than 9 feet in length.

B. In accordance with the definitions of this § 190-5A, no person, firm or corporation shall park any truck, bus, semitrailer, pole trailer, tractor or large commercial vehicle on any municipal street from the hours of 8:00 p.m. to 8:00 a.m. on any day of the week. Such prohibition shall extend and include any construction and/or excavation vehicles not occupying a bona fide job site.

C. Overnight parking of medium and light commercial vehicles owned by residents is limited to no more than one and two per household, respectively. Alternatively, one household may park on-street overnight a maximum of one medium and one light commercial vehicle.

D. The posting of “No parking overnight for trailers, buses, trucks and commercial vehicles” signs shall be deemed to be notice to the owner and/or operator thereof.

Section Two: Repeal of Inconsistent Provisions

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

Section Three: Severability

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section Four: Effective Date

This Ordinance shall take effect upon passage and publication as provided by law.

Section Five: Codification

This Ordinance shall be a part of the code of the City of Hoboken as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Code.

The City Clerk and the Corporation Counsel are authorized and directed to change any Chapter, Article and/or Section number of the Code of the City of Hoboken in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Date of Introduction: September 21, 2011

Introduction:

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Final Reading:

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Approved as to Legal Form:

Mark A. Tabakin, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2011

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor
On the ____ day of _____, 2011

Dawn Zimmer, Mayor

ORDINANCE NO. 2010-

**CITY OF HOBOKEN
COUNTY OF HUDSON**

**AN ORDINANCE AUTHORIZING SPECIAL EMERGENCY APPROPRIATION
PURSUANT TO N.J.S.A. 40A; 4-53 FOR SEVERANCE LIABILITIES RESULTING
FROM ACCRUED LEAVE IN CONNECTION WITH THE RETIREMENT OF
EMPLOYEES.**

BE IT ORDAINED by the Governing Body of the City of Hoboken, in the County of Hudson, New Jersey that in accordance with N.J.S.A. 40A:4-53:

1. The sum of \$2,000,000.00 is hereby appropriated for severance liabilities resulting from accrued leave resulting from the retirement of employees, and shall be deemed a special emergency appropriation as defined and provided for in N.J.S.A. 40A:4-53.
2. The authorization to finance the appropriation shall be provided for in succeeding annual budgets by the inclusion of at least 1/5 of the amount authorized pursuant to this act (N.J.S.A. 40A:4-55).
3. This ordinance shall take effect as provided by law.

PASSED FIRST READING:

PAST AND APPROVED:

DAWN ZIMMER, MAYOR

ATTEST:

JAMES FARINA, TOWNSHIP CLERK

Sponsored by: _____

Seconded by: _____

City of Hoboken
Ordinance No.: _____

ORDINANCE TO ACQUIRE THREE ROADS AS MUNICIPAL ROADS AND ACCEPT THE COUNTY OF HUDSON'S ACTIONS TO CEDE JURISDICTION AND CONTROL TO THE CITY OF HOBOKEN PURSUANT TO N.J.S.A. 27:16-28

WHEREAS, pursuant to N.J.S.A. 27:16-28, any road or portion thereof owned by any County may be discontinued as a County road and ceded to the jurisdiction and control of the municipality wherein the same is situated, by an ordinance passed by the affirmative vote of a majority of all members of the Board of Chosen Freeholders; and

WHEREAS, the County Engineer has reported that there are three (3) County roads within the City of Hoboken, each of which is approximately one (1) block in length, and the County has acted in accordance with N.J.S.A. 27:16-28; and

WHEREAS, the subject roads are entirely within the City of Hoboken and are identified as follows:

- 16th Street - from Park Avenue to Willow Avenue
- 15th Street - from Park Avenue to Willow Avenue
- Hudson Place - from Hudson Street to River Street

WHEREAS, the City Clerk shall transmit a certified copy of this Ordinance to the Clerk of the Board of Chosen Freeholders within ten (10) days of its final passage; and

WHEREAS, the City of Hoboken shall adopt an ordinance stating its acceptance of jurisdiction and control over the three roads, and at the expiration of a period of ten (10) days from the final adoption of the Hoboken ordinance, the three roads shall cease to be County roads and thenceforward, jurisdiction over the roads shall vest in and the responsibility for construction, reconstruction, repair and maintenance for the roads shall devolve upon the City of Hoboken; and

WHEREAS, at that time the Clerk of this Board shall forthwith file a certified copy of this County Ordinance in the Office of the County Clerk who shall record and index same in the road records of that office.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hoboken, in the County of Hudson, as follows:

Section One: Action

1. The above recitals are incorporated herein as though fully set forth at length.
2. As permitted under the provisions of N.J.S.A. 27:16-28, the County of Hudson by this its acts ceded jurisdiction and control of the following three County roads to the City of Hoboken:
 - 16th Street - from Park Avenue to Willow Avenue
 - 15th Street - from Park Avenue to Willow Avenue
 - Hudson Place - from Hudson Street to River Street

3. The City of Hoboken hereby accepts the above three sections of roadway, and will take all action necessary and proper, as required under law to effectuate the herein transfer of the roadways from the County of Hudson to the City of Hoboken.

4. This Ordinance shall take effect in the manner prescribed by law, and jurisdiction and control over the roads as well as the responsibility for construction, reconstruction, repair, and maintenance of the roads shall devolve upon the City of Hoboken upon passage of the herein ordinance and as recited in detail in N.J.S.A. 27:16-28.

Section Two: Repeal of Inconsistent Provisions

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all ordinances or parts of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

Section Three: Severability

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, which shall remain in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section Four: Effective Date

This Ordinance shall take effect upon passage and publication as provided by law.

Section Five: Codification

This Ordinance shall be a part of the code of the City of Hoboken as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Code.

The City Clerk and the Corporation Counsel are authorized and directed to change any Chapter, Article and/or Section number of the Code of the City of Hoboken in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repeal.

Date of Introduction: October 5, 2011

Introduction:

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Second Reading:

Councilperson	Yea	Nay	Abstain	No Vote
Theresa Castellano				
Peter Cunningham				
Jen Giattino				
Carol Marsh				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
President Ravi Bhalla				

Approved as to Legal Form:

Mark A. Tabakin, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ____ Yeas to ____ Nays
On the ____ day of _____, 2011

James Farina, City Clerk

Vetoed by the Mayor for the following reasons: _____

-or-

Approved by the Mayor
On the ____ day of _____, 2011

Dawn Zimmer, Mayor

Sponsored by: _____
Seconded by: _____

City of Hoboken
Ordinance No.: _____

AN ORDINANCE OF THE CITY OF HOBOKEN, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND OTHER RELATED EXPENSES IN AND FOR THE CITY OF HOBOKEN, AND APPROPRIATING \$2,855,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$2,712,250 IN BONDS OR NOTES OF THE CITY OF HOBOKEN TO FINANCE THE SAME.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOBOKEN, IN THE COUNTY OF HUDSON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The several improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the City of Hoboken, in the County of Hudson, New Jersey (the "City") as general improvements. For the several improvements or purposes described in Section 3 hereof, there are hereby appropriated the respective sums of money therein stated as the appropriations made for each improvement or purpose, such sums amounting in the aggregate to \$2,855,000 including the aggregate sum of \$142,750 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments or otherwise provided for hereunder, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$2,712,250 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds or

notes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds or notes are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

- (a) (1) Purpose: Acquisition of various vehicles, including, but not limited to, three trash trucks with six containers, four 4x4 vehicles and one special operations vehicle, and including all work and materials necessary therefor or incidental thereto.

<u>Appropriation and Estimated Cost:</u>	\$335,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$318,250
<u>Period or Average Period of Usefulness:</u>	5 years
<u>Amount of Down Payment:</u>	\$ 16,750

- (2) Purpose: Acquisition of various equipment, including, but not limited to, a Payloader, a sweeper, an S650 Bobcat skid-steer loader, a utility vehicle with Mason dump and plow and Mohawk portable vehicle lifts, and including all work and materials necessary therefor or incidental thereto.

<u>Appropriation and Estimated Cost:</u>	\$460,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$437,000
<u>Period or Average Period of Usefulness:</u>	15 years
<u>Amount of Down Payment:</u>	\$ 23,000

- (3) Purpose: City wide phone and rewiring system projects, and including all work and materials necessary therefor or incidental thereto.

<u>Appropriation and Estimated Cost:</u>	\$550,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$522,500
<u>Period or Average Period of Usefulness:</u>	10 years
<u>Amount of Down Payment:</u>	\$ 27,500

- (4) Purpose: Various improvements and safety upgrades to City Police building, including, but not limited

to, window replacements, floor refinishing, correction of insect problems, HVAC, sewer, bathroom and shower improvements, lighting upgrades, ceiling tile replacement, fencing and jersey barriers, sidewalk repairs and/or replacement, parking lot paving, electrical distribution upgrade, room reconfigurations and acquisition of furniture, electrical upgrades, door repairs, roof improvements, gas heater improvements painting and related expenses and tasks, and including all work and materials necessary therefor or incidental thereto.

<u>Appropriation and Estimated Cost:</u>	\$1,260,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$1,197,000
<u>Period or Average Period of Usefulness:</u>	10 years
<u>Amount of Down Payment:</u>	\$ 63,000

- (5) Purpose: Acquisition of cameras, computers, software and IT security equipment for various City departments and buildings, including, but not limited to the Police Department, City Hall and the City Clerk's office, and including all work and materials necessary therefor or incidental thereto.

<u>Appropriation and Estimated Cost:</u>	\$250,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$237,500
<u>Period or Average Period of Usefulness:</u>	7 years
<u>Amount of Down Payment:</u>	\$ 12,500

(b) The estimated maximum amount of bonds or notes to be issued for the several improvements or purposes is as stated in Section 2 hereof.

(c) The estimated cost of the several improvements or purposes is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all

matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8.1. The chief financial officer is hereby authorized to sell part or all of the notes from time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget (or temporary capital budget as applicable) of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget (or amended temporary capital budget as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The several improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes the City may lawfully

undertake as general improvements, and no part of the costs thereof have been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness of the several improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of the respective amounts or obligations authorized for each improvement or purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 9.90368 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,712,250 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$450,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the several improvements or purposes.

(e) The City reasonably expects to commence the acquisition and/or construction of the several improvements or purposes described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the City further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate amount not to exceed the amount of bonds or notes authorized in Section 2 hereof.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the

obligations issued pursuant to this bond ordinance. The amount of obligations authorized hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the City is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. After passage upon first reading of this bond ordinance, the City Clerk is hereby directed to publish the full text of the bond ordinance, together with the notice set forth below entitled: "NOTICE OF PENDING BOND ORDINANCE" (with appropriate completions, insertions and corrections), at least once in a newspaper qualified under N.J.S.A. 40A:2-19, at least seven days prior to the date set for public hearing and further consideration for final passage (which date shall be at least ten days after introduction and first reading). The City Clerk is further directed to comply with all provisions of N.J.S.A. 40A:2-17(b) regarding postings, publications, and the provision of copies of this bond ordinance.

Section 10. After final adoption of this bond ordinance by the City Council, the City Clerk is hereby directed to publish the full text of this bond ordinance, as finally adopted, together with the notice set forth below entitled: "NOTICE OF ADOPTION OF BOND ORDINANCE" (with appropriate completions, insertions and corrections), at least once in a newspaper qualified under N.J.S.A. 40A:2-19.

Section 11. The City Council of the City hereby covenants on behalf of the City to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder as is or may be required under the Internal

Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

Section 12. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 13. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by Section 10 hereof and the Local Bond Law.

Approved:

Mayor

NOTICE OF PENDING BOND ORDINANCE

PUBLIC NOTICE IS HEREBY GIVEN that the foregoing bond ordinance was duly introduced and passed upon first reading at a regular meeting of the City Council of the City of Hoboken, in the County of Hudson, New Jersey, held on _____, 2011. Further notice is hereby given that said bond ordinance will be considered for final passage and adoption, after public hearing thereon, at a regular meeting of said City Council to be held in the Council Chambers, City Hall, Hoboken, New Jersey on _____, 2011 at ____ o'clock p.m., and during the week prior to and up to and including the date of such meeting, copies of said bond ordinance will be made available at the City Clerk's office in the Municipal Building to the members of the general public who shall request the same.

James J. Farina, City Clerk

NOTICE OF ADOPTION OF BOND ORDINANCE

PUBLIC NOTICE IS HEREBY GIVEN that the bond ordinance published herewith has been finally adopted by the City Council of the City of Hoboken, in the County of Hudson, New Jersey on _____, 2011 and the 20-day period of limitation within which a suit, action or proceeding questioning the validity of such bond ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this notice.

James J. Farina, City Clerk

CLERK'S CERTIFICATE

I, James J. Farina, City Clerk of the City of Hoboken, in the County of Hudson, State of New Jersey, HEREBY CERTIFY as follows that:

1. The attached copy of Ordinance No. _____ of said City entitled as set forth below and finally adopted on _____, 2011, has been compared by me with the original thereof officially recorded in the Ordinance Book of the City and is a true and correct copy thereof and of the whole of said original Ordinance. The title of said Ordinance is as follows:

AN ORDINANCE OF THE CITY OF HOBOKEN, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND OTHER RELATED EXPENSES IN AND FOR THE CITY OF HOBOKEN, AND APPROPRIATING \$2,855,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$2,712,250 IN BONDS OR NOTES OF THE CITY OF HOBOKEN TO FINANCE THE SAME.

2. Said Ordinance was introduced in writing and read and passed on first reading at a regular meeting of the City Council of said City duly called and held on _____, 2011 (a true and correct copy of an extract of the minutes of the meeting is attached hereto), and was passed on second reading and finally adopted by the recorded affirmative vote of at least two-thirds of all the members of said City Council, at a regular meeting thereof duly called and held on _____, 2011 (a true and correct copy of an extract of the minutes of the meeting is attached hereto), following the holding of a public hearing thereon at which all interested persons were given an opportunity to be heard.

3. Said Ordinance was published after first reading, on _____, 2011, together with the Notice of Pending Bond Ordinance, containing the date of introduction, time and place of further consideration of said Ordinance, in the _____, a newspaper published and circulating in the City (a true and correct copy of the affidavit of publication of said Ordinance is attached hereto).

4. On _____, 2011, said Ordinance was posted on the bulletin board in the Municipal Building of the City together with notice of the availability of copies of said Ordinance at the Office of the City Clerk, and such copies of said Ordinance were made available to all members of the general public requesting the same.

5. After final passage, said Ordinance was duly published, together with the Notice of Adoption of Bond Ordinance, on _____, 2011 in the _____, a newspaper published and circulating in the City, and no protest by any person against making the improvement or issuing the indebtedness authorized in said Ordinance, nor any petition requesting that a referendum vote be taken on the action proposed in the Ordinance has been presented to the governing body or to me or filed in my office nor has

any such action or proceeding questioning the validity of such Ordinance has been commenced within 20 days after such publication (a true and correct copy of the affidavit of publication of said Ordinance is attached hereto).

6. Said Ordinance when introduced was complete in the form in which it was finally adopted and remained on file in the Office of the City Clerk for public inspection from the date of introduction to the date of final adoption.

7. The Ordinance appropriated a down payment of not less than 5% of the obligations thereby authorized to the purpose, or ratably to the purposes, to be financed pursuant to the Ordinance, and such sum was made available (strike out inapplicable language) (a) by provision in a previously adopted budget or budgets of the City for down payment or for capital improvement purposes, (b) from moneys then actually held by the City and previously contributed for such purposes other than by the City; and/or (c) by emergency appropriation.

8. The attached copy of a Supplemental Debt Statement has been compared by me with the original Supplemental Debt Statement of said City, prepared as of _____, 2011, and sworn to on _____, 2011, by _____, who was then the Chief Financial Officer of said City, and filed in the office of said City Clerk on _____, 2011, and that the same is a true and complete copy of said original Supplemental Debt Statement.

9. A complete, executed duplicate of the said original Supplemental Debt Statement was duly filed (before final adoption by the City Council) in the Office of the Director of the Division of Local Government Services of the State of New Jersey on _____, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City this ____ day of _____, 2011.

(SEAL)

James J. Farina, City Clerk

ATTACHMENTS

- A) Ordinance
- B) Extract of minutes of City Council meeting at which Ordinance was introduced
- C) Extract of minutes of City Council meeting at which Ordinance was finally adopted
- D) Affidavit of First Publication of Ordinance after introduction
- E) Affidavit of Second Publication of Ordinance after final adoption
- F) Supplemental Debt Statement

SECTION 3 (a) (1)

Item	Purpose / Explanation	Cost
3 Cushman (trash trucks)	Daily trash pickup. Have 200 cans emptied daily. Need 3 out every day. Cushmans are useful in an urban environment because the vehicles can park at the corners and double park without impeding traffic flow. They can also be utilized in the parks when theirs breaks down as they have only one. We have many requests for additional trash cans to be located around the city and have ordered more. The old Cushman cannot be cannibalized for parts because they are too old. We only have one Cushman. It is an '03. The other one, also an '03, is in for servicing but they are unable to get the part.	\$120,000
6 containers	Currently the containers are so rusted thru, they have no bottoms to them. When the HCIA checks them we will not pass inspection. They are not safe as they are. We need two 20 yard and two 30 yard. They are used for refuse, metal, recycling, snow removal, as a dumpster, and to move salt. We also need two 2 yard containers at \$500 each.	\$20,000
4 four x four vehicles	Patrol use for snow and regular patrol	\$140,000
1 special operations vehicle	Heavy vehicle to push and remove vehicles out of street	\$55,000
SECTION 3 (a) (1) SUBTOTAL		\$335,000

SECTION 3 (a) (2)

Item	Purpose / Explanation	Cost
1 Payloader	<p>Current model is a 1986. Used for snow plowing, snow removal, salt loading, crushing metal, removing large quantities of garbage, moving concrete blocks for salt storage, moving containers, lifting salt spreaders off trucks, installing steel plates over construction or sink holes. Current payloader is rusted thru. The brake calipers and rotors are rusted and worn. The brake lines are not up to par. The vehicle leaks hydraulic fluid and oil. The floor is rotting out and when you drive rust falls on your head from the roof. The bushings and bearings can't be greased any longer and last time had to be drilled out.</p>	\$165,000
1 Sweeper	<p>Currently we have 3 sweepers. Two of these sweepers are vacuum type and one is a conveyor type. In the past year we have spent \$14,600 at Timmerman on repair. This is due to the hydraulic system. The Tymco sweeper we are proposing has a different hydraulic system which does not require as much repair because the machine uses motor oil instead of hydraulic fluid. It is easier to repair because the parts can be disengaged and brought up manually. The rubber on the chute can be raised to make it easier to pick up leaves. It can even pick up pizza boxes. To rinse it out, it can be hooked up to a hydrant instead of using the hose. Tymco will come and give classes on use and repair at no additional charge and has an annual update class. We currently have an '06 and '08 Elgin Whirlwind and a '03 Husky. The motor for the sweeper and the drive system breaks down. The Husky is not good for leaves because it is a conveyor system. Husky can break down at any time, when it gets hot it shuts down. Also, the hopper area is rusted. The Husky is on its last legs.</p>	\$165,000

1 S650 Bobcat Skid-Steer loader	Critically important for snow removal at corners, taxi stands, bus stops, and sidewalks on emergency routes. We spent thousands this winter on outsourcing and also paid OT for can men to shovel at corners.	\$40,000
Ford 450 or GMC 3500 with Mason Dump and Plow	Needed for road repair. Current is a '94 F350. The vehicle is on its last legs and could go at any time. It is the only vehicle that we have that we can pick up hot asphalt with. New model will include 4 wheel drive, dual rear wheels, 2-3 yard dump with cab shield and tarp, 1 chute in tailgate, strobe light on top that swings to stay level, 2 strobe lights on the back, snow plow, trailer pin hook, trailer wiring and trailer brake control.	\$46,000
Mohawk Portable Vehicle Lifts	Weight capacity 75,000 lbs to allow for fire dept trucks to be repaired a the Central Garage.	\$44,000

SECTION 3 (a) (2) SUBTOTAL \$460,000

SECTION 3 (a) (3)

Item	Purpose / Explanation	Cost
City wide phone and system rewiring system projects	Citywide Phone and rewiring of systems, all departments with VOIP reducing overall telecommunication costs	\$550,000

SECTION 3 (a) (3) SUBTOTAL \$550,000

SECTION 3 (a) (4)

Item	Purpose / Explanation	Cost
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General Building Improvements	Improvements and safety upgrades for police building including sidewalk repairs, cell areas and general work spaces. Fire department headquarters including façade issues and sidewalks and drains. See detailed list. Plus Cost of Issuance for entire project \$150,000.	\$700,000
HVAC	See Engineer's estimate	560,000
SECTION 3 (a) (4) SUBTOTAL		\$1,260,000

SECTION 3 (a) (5)

Item	Purpose / Explanation	Cost
IT / Security Equipment / Computers	Police / City Clerk (OPRA). Start replacement program for all departments with priorities for police, who need replacement of servers and building of redundancy systems. Tax Office is a high priority, along with centralizing OPRA email systems, upgrade of recording systems and improvements to video in the City Council chamber. Improved security for City Hall with additional cameras along with replacement of software for police video system.	\$250,000
SECTION 3 (a) (5) SUBTOTAL		\$250,000

ALL SECTIONS TOTAL

\$2,855,000

\$142,750.00
\$2,712,250.00