



August 19, 2019

Robert Byrne, City Clerk &
Ernest Borga, Office of Tax Exemption
City of Jersey City
280 Grove St.
Jersey City, NJ 07302

Dear Mr. Byrne and Mr. Borga:

We have requested to obtain public documents pertaining to the tax-abated properties in Jersey City (PILOT Agreements & Audit Reports) through the Open Public Records Act (OPRA). We have requested copies of the PILOT agreements, the supporting documents evidencing the payments received by the City for each of the designated PILOTS, and the audit reports for the years of 2016, 2017 and 2018 for the 179 tax-abated properties listed on your user-friendly budget report as listed below.

We kindly request that requested information be provided as soon as possible. We will accept the files in either electronic or paper (mail) format. Please notify us when the files are available for pick up, mail the files to the address listed at the bottom of this letter, or e-mail to kballa@pkfod.com.

The following is the list of the 179 properties included in your 2018 Budget (User-Friendly Version) for which we have requested information:

LAFAYETTE COMM LP-LAFAYETTE VILLAGE
THE ROOSEVELT APARTMENTS
MONACO SOUTH
MONACO NORTH
GLORIA ROBINSON HOMES PH II
YWCA IMPERATIVE HOUSING PARTNERSHIP
272 GROVE ST
POLAR LOGISTIC EAST URBAN RENEWAL
BARBARA'S PLACE
LAFAYETTE SR. LIVING CTR. (# 1464)
254 BERGEN AVENUE
KEYSTONE GREENVILLE U.R.
SALEM LAFAYETTE URBAN RENEWAL
500 MANILA AVENUE, LLC
OCEAN TOWERS
PUERTO RICAN LUTHERAN HOUSING

PKF O'CONNOR DAVIES, LLP
20 Commerce Drive, Suite 301, Cranford, NJ 07016 | Tel: 908.272.6200 | Fax: 908.272.2416 | www.pkfod.com

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PKF

**O'CONNOR
DAVIES**

ACCOUNTANTS AND ADVISORS

VAN WAGENEN I
PLAZA APARTMENTS
BATTERYVIEW SENIORS
JONES HALL ASSOC
SUMMIT APARTMENTS INC
JERSEY HEIGHTS REALTY
MUHLENBERG GARDENS
BERGEN MANOR ASSOC
KENNEDY MANOR ASSOC
MONTGOMERY GATEWAY EAST I
MONTGOMERY GATEWAY II
FAIRVIEW ASSOCIATES
KENNEDY BLVD. ASSOCIATES
ROSEVILLE AVENUE REDEVELOPMENT
2854 KENNEDY LLC
GLORIA ROBINSON CT
AHM HOUSING ASSOCIATES PHASE III
NC HOUSING ASSOCIATES #100 CO.
NC HOUSING ASSOCIATES #200 CO.
THE WESTIN HOTEL
RAV GROUP LLC
JERSEY CITY VOLUNTEERS OF AMERICA
LAFAYETTE FAM. PH II-PAC. CT. THSS
PORTSIDE URBAN RENEWAL
TOY FACTORY - BERNIUS CT. APTS
GRAND LHN II
OCEAN BAYVIEW
SIENA URBAN RENEWAL ASSOCIATES L.P.
30 RIVER COURT EAST UR
20 RIVER COURT WEST UR
NEWPORT OFFICE TOWER-III
NEWPORT OFFICE CENTER IV U.R.
90-HUDSON STREET U.R.
70 HUDSON STREET U.R.
MARBELLA TOWER U.R.
74 GRAND STREET LLC U.R.
ARLINGTON ARMS
PADUA COURT URBAN RENEWAL
GRANDVIEW TERRACE
EQUALITY HOUSING LTD
AUDOBON PARK APARTMENTS
WOODWARD TERRACE

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PAVONIA BROADWAY ASSOCIATES
MID CITY II SCH B #01184
RESURRECTION HOUSE CORP
EUPELL DEVELOPMENT
ARLINGTON GARDENS
VILLA BORINQUEN II
LUTHERAN RESIDENCE CORP
BR MERCURY UR CO LLC
TOWN COVE JERSEY CITY UR
MID CITY I SCH A #01160
J.H. & R.C. SENIOR HOMES U.R.
FAIRMOUNT HOTEL U.R.
NEW COMMUNITY HUDSON SENIORS CORP
NOC V
NOC VI
LAFAYETTE COMM LP-LAFAYETTE VILLAGE
THE ROOSEVELT APARTMENTS
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BERGEN MANOR ASSOC
KENNEDY MANOR ASSOC
MONTGOMERY GATEWAY EAST I
MONTGOMERY GATEWAY II

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FAIRMOUNT HOTEL U.R.
NEW COMMUNITY HUDSON SENIORS CORP
NOC V
NOC VI
NOC VII
30 HUDSON URBAN RENEWAL L.L.C.
PROJECT HOME UR
FIRST ST UR (ATHENA BLDG 110)
EQR LINCOLN UR (HUDSON POINTE)
EQR LINCOLN [NORTH PIER]
140 Bay St. U.R.
159 SECOND ST. U.R.
160 FIRST STREET U.R.
284 NORTH U.R.
475 CLAREMONT
68 ERIE ST
700 Grove St. U.R.
769 MONTGOMERY ST UR
77 HUDSON ST U.R.
95 Van Dam
ACC TOWERS IA, LLC
ATHENA JC U.R.
CAPAJC#2
Centex Home
CHEESECAKE LOFTS
ERIE-10TH ST. U.R.
Green St. U.R.
Grove Pointe Condo U.R.
Henderson Lofts
HUDSON PALISADE U.R.
James Monroe
K.HOVNANIAN @JC V U.R.
LHN - 4
LHN-GULLS COVE
LIB. HARBOR NO. (BRWNSTON
Liberty Point
Liberty Waterfront U.R.
Pinnacle Tower
Port Liberte
Port Liberte II
Portofino Towers
Pulte Homes

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Raine Court
Rialto / Capitol U.R.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Keith S. Balla'.

Keith S. Balla, CPA, PSA, ABV, CFF, CGMA
Partner