Rainone Coughlin Minchello, LLC
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Telephone: 7327094182
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February 08, 2019

Invoice No. 3445

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General
For Services Rendered from 1/1/2019 Through 1/31/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
1/14/2019	AR	Review of agenda items for January Reorganization Meeting	2.50	$387.50
1/14/2019	AR	Prepare modifications of resolution items for secretary	0.80	$124.00
1/14/2019	AR	Prepare for and attend January reorganization meeting	0.80	$124.00
1/18/2019	AR	Review legal memorandum prepared by Weiner Law Group on 1/3/2019 of current projects	0.60	$93.00
1/18/2019	AR	Review Anticipated Construction Summary Report	0.60	$93.00
1/29/2019	AR	Attendance at meeting re review Brownstone materials	0.80	$124.00
		Billable Hours / Fees:	**6.10**	**$945.50**

Timekeeper Summary

Timekeeper AR worked 6.10 hours at $155.00 per hour, totaling $945.50.

Continued On Next Page

Current Invoice Summary

Current Fees:	$945.50
Advanced Costs:	$0.00
TOTAL AMOUNT DUE:	**$945.50**

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March 07, 2019

Invoice No. 3618

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General
For Services Rendered from 2/1/2019 Through 2/28/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
2/5/2019	CAB	Review of resolution and preparation of contract for Bond Counsel Services	1.00	$155.00
2/5/2019	CAB	review of resolution and preparation of professional service contract for environmental engineering services	1.00	$155.00
2/5/2019	CAB	review of resolution and preparation of professional service contract for Legal Services	1.00	$155.00
2/5/2019	CAB	email K Napier re Professional Services Contracts	1.00	$155.00
2/6/2019	CAB	Review resolution and preparation of contract for Auditor Services	1.00	$155.00
2/6/2019	CAB	review resolution and preparation of contract for Financial Advisor Services	1.00	$155.00
2/6/2019	CAB	review resolution and preparation of contract for Landolfi and Associates; email K Napier re same	1.20	$186.00
2/6/2019	CAB	review resolution and preparation of contract for Assistant Executive Director; email K Napier re same	1.40	$217.00
2/6/2019	CAB	review resolution and preparation of General Engineering Services contract; email K Napier re same	1.20	$186.00
2/7/2019	AR	Review and receipt of correspondence re proper procedure OPRA responses	0.60	$93.00
2/8/2019	AR	Review and receipt of correspondences re OPRA 2019-002	0.40	$62.00

Continued On Next Page

2/11/2019	CAB	review email from K Napier and revise Financial Services contract, Auditor Services Contract, Bond Counsel Contract, Enviornmental Engineer contract, Consulting Services Contract, General Engineering Services contract	2.60	$403.00
2/12/2019	CAB	email from K Napier with additional contract information updates	0.40	$62.00
2/12/2019	DLM	Correspondence from Karin Napier	0.20	$31.00
2/13/2019	WDD	Review emails regarding OPRA request from Agency Clerk.	0.20	$31.00
2/14/2019	CAB	Revise consultant contract and Financial advisor contract per email from K Napier	0.80	$124.00
2/19/2019	CAB	confer and revise five redevelopment agency contracts	1.60	$248.00
2/19/2019	AR	Review of contracts approved by January board meeting	1.20	$186.00
2/19/2019	AR	Review and receipt of correspondences and attached background materials re OPRA request 001-2019 to draft response	2.20	$341.00
2/19/2019	AR	Teleconference with Secretary re OPRA request 001-2019	0.40	$62.00
2/19/2019	AR	Prepare case file system management tracking re OPRA request 001-2019	0.60	$93.00
2/19/2019	WDD	Review emails from K. Napier regarding OPRA request.	0.20	$31.00
2/21/2019	CAB	email from K Napier re professional contracts	0.20	$31.00
2/26/2019	CAB	NW Financial LLC finalize contract and email to K Napier	0.80	$124.00
2/26/2019	CAB	Finalize Landolfi professional services contract	1.30	$201.50
2/26/2019	CAB	email re Landolfi contract; respond to same	0.40	$62.00
2/26/2019	AR	Finalize professional service contracts	1.80	$279.00
		Billable Hours / Fees:	**25.70**	**$3,983.50**

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Timekeeper Summary

Timekeeper CAB worked 17.90 hours at $155.00 per hour, totaling $2,774.50.

Timekeeper AR worked 7.20 hours at $155.00 per hour, totaling $1,116.00.

Timekeeper WDD worked 0.40 hours at $155.00 per hour, totaling $62.00.

Timekeeper DLM worked 0.20 hours at $155.00 per hour, totaling $31.00.

Cost Detail

Date	Description		Amount	Check No.
2/11/2019	B/W Photocopies		$0.30	
2/11/2019	B/W Photocopies		$0.90	
2/21/2019	B/W Photocopies		$0.30	
2/22/2019	B/W Photocopies		$0.60	
		Total Costs	**$2.10**	

Current Invoice Summary

Current Fees:	$3,983.50
Advanced Costs:	$2.10
TOTAL AMOUNT DUE:	**$3,985.60**

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Rainone Coughlin Minchello, LLC

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City of Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Billing Summary:

Date of Bill	Matter No. Matter Description	Prior Balance	Payments Received	New Billing	Current Balance
City of Rahway					
04/05/2019	80-0001 Rahway Redevelopment Agency	*	0.00 *	$ 387.50	$ 387.50

Total Amount Due: $387.50

* - Prior Balance/Payment not included in the Current Balance

** - Current Balance does not include all prior balances and payments received

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May 06, 2019

Invoice No. 3965

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General
For Services Rendered from 3/15/2019 Through 4/30/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
4/3/2019	AR	Prepare for April meeting	0.80	$124.00
4/4/2019	AR	Attendance at April redevelopment meeting	0.80	$124.00
4/4/2019	AR	Review and receipt of Sales Agreement re Hamilton Street project	0.80	$124.00
4/5/2019	AR	Draft correspondence re R2N2 Grammercy project	0.40	$62.00
4/5/2019	AR	Teleconference with Executive Director re R2N2 fees	0.80	$124.00
4/17/2019	AR	Review and receipt of correspondence re R2N2	0.60	$93.00
4/17/2019	AR	Draft correspondence to R2N2 re outstanding fees	0.20	$31.00
4/18/2019	AR	Teleconference with Executive Director re outstanding developers fees R2N2	0.80	$124.00
4/19/2019	AR	Review of transferred file re Conflict Matters to prepare file intake spreadsheet	0.50	$77.50
4/19/2019	AR	Review of transferred file re Legal Reports to prepare file intake spreadsheet	0.50	$77.50
4/19/2019	AR	Review of transferred file re Agency Formation Documents to prepare file intake spreadsheet	0.60	$93.00
4/19/2019	AR	Review of transferred file re "General Matters," Weiner File No. 001, to prepare file intake spreadsheet	1.50	$232.50
4/19/2019	AR	Review of transferred file re Original Contract of Meridia Brownstones to prepare file intake spreadsheet	0.50	$77.50

Continued On Next Page

4/19/2019	AR	Review of transferred file re Original Contract re Chill Sound Wall of Hamilton Stage to prepare file intake spreadsheet	0.50	$77.50
4/19/2019	AR	Review of transferred file re Limited Roof Warranty of Hamilton Stage to prepare file intake spreadsheet	0.50	$77.50
4/19/2019	AR	Review of transferred file re Construction Contracts of Hamilton Stage to prepare file intake spreadsheet	0.80	$124.00
4/19/2019	AR	Review of transferred file re Resolutions pertaining to Hamilton Stage construction project to prepare file intake spreadsheet	0.60	$93.00
4/19/2019	AR	Review of transferred file re Hamilton Stage leaks claim vs. performance bond correspondences to prepare file intake spreadsheet	0.80	$124.00
4/19/2019	AR	Review of transferred file re Retainage Credits to prepare file intake spreadsheet	0.30	$46.50
4/19/2019	AR	Review of transferred file re Gingerelli Brothers liquidated damages to prepare file intake spreadsheet	1.00	$155.00
4/19/2019	AR	Review of transferred file re Notices of Mechanics lien to prepare file intake spreadsheet	0.60	$93.00
4/19/2019	AR	Review of transferred file re Mills and Schnoering furniture project to prepare file intake spreadsheet	0.20	$31.00
4/19/2019	AR	Review of transferred file re Damage to Trailer and Contents Flood Insurance Claim to prepare file intake spreadsheet	0.40	$62.00
4/19/2019	AR	Review of transferred file re Amphitheater bid documents to prepare file intake spreadsheet	0.20	$31.00
4/19/2019	AR	Review of transferred file re Chemical Oxidation Remediation and UST Removal Project to prepare file intake spreadsheet	0.60	$93.00
4/22/2019	AR	Conference call w/ Executive Director re R2N2 Developers Fees	0.20	$31.00
4/22/2019	AR	Review R2N2 Redevelopment Agreement, PILOP agreement, Road & Utilities Agreement to prepare drafting memorandum re outstanding fees	2.50	$387.50
4/23/2019	AR	Teleconference with Executive Director re R2N2 Gramercy Project outstanding fees owed	0.50	$77.50
4/23/2019	AR	Conference re R2N2	0.50	$77.50
4/23/2019	AR	Teleconference w/ Engineer re site plan review	0.20	$31.00

Continued On Next Page

4/23/2019	AR	Document review re closing documents and contract of sale to continue drafting memorandum	1.20	$186.00
4/30/2019	AR	Continue drafting memorandum re outstanding funds of R2N2	1.40	$217.00
		Billable Hours / Fees:	21.80	$3,379.00

Timekeeper Summary

Timekeeper AR worked 21.80 hours at $155.00 per hour, totaling $3,379.00.

Cost Detail

Date	Description	Amount	Check No.
4/2/2019	B/W Photocopies	$4.20	
4/2/2019	B/W Photocopies	$11.40	
4/2/2019	B/W Photocopies	$18.90	
4/2/2019	B/W Photocopies	$1.80	
4/2/2019	B/W Photocopies	$3.60	
4/2/2019	B/W Photocopies	$0.30	
4/2/2019	B/W Photocopies	$0.30	
4/3/2019	B/W Photocopies	$0.60	
4/3/2019	B/W Photocopies	$2.70	
4/23/2019	B/W Photocopies	$0.30	
4/23/2019	B/W Photocopies	$1.80	
	Total Costs	**$45.90**	

Current Invoice Summary

Current Fees:	$3,379.00
Advanced Costs:	$45.90
TOTAL AMOUNT DUE:	$3,424.90

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June 11, 2019

Invoice No. 4210

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General
For Services Rendered from 4/15/2019 Through 5/31/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
5/1/2019	AR	Teleconference re Meridia Brownstones to prepare for analysis of PILOT agreements	0.60	$93.00
5/2/2019	AR	Teleconference with ED and Deputy Director	0.50	$77.50
5/3/2019	AR	Continue drafting memorandum re outstanding Development Fees	1.80	$279.00
5/3/2019	AR	Continue drafting memorandum re outstanding Parking Obligation fees	1.60	$248.00
5/3/2019	AR	Continue drafting memorandum re outstanding PILOP fees	1.50	$232.50
5/3/2019	AR	Continue drafting memorandum re Monthly Access Fees	1.20	$186.00
5/3/2019	AR	Continue drafting memorandum re Professional Costs	1.80	$279.00
5/3/2019	AR	Continue drafting memorandum re Loss of Public Parking	1.50	$232.50
5/6/2019	AR	Continued review of outstanding R2N2 balances and revise memorandum	2.80	$434.00
5/7/2019	AR	Continue revision of memorandum and analysis re R2N2 outstanding balances	2.80	$434.00
5/7/2019	AR	Compile and review exhibit list to R2N2 Outstanding Balance Memorandum	1.80	$279.00
5/7/2019	AR	Conference call with Executive Director re project pilot agreement	0.60	$93.00
5/9/2019	WDD	Review Financial Agreement and related documents for Meridian Brownouts URE.	1.20	$186.00

Continued On Next Page

5/9/2019	AR	Review financial agreement re certain redevelopers to prepare for meeting	1.60	$248.00
5/13/2019	AR	Review of Finance Agreement to prepare for meeting	1.80	$279.00
5/13/2019	AR	Review of agenda packet re May meeting	0.60	$93.00
5/14/2019	WDD	Meeting with R. Landolfi to discuss various redevelopment projects.	2.20	$341.00
5/14/2019	WDD	Review R2-N2 documents pertaining to Gramercy Project.	1.40	$217.00
5/14/2019	AR	Meeting with Executive Director re developers agreements	2.80	$434.00
5/14/2019	AR	Prepare for meeting with Executive Director re developer agreements	0.80	$124.00
5/15/2019	AR	Review of correspondences re outstanding bills r2n2	0.50	$77.50
		Billable Hours / Fees:	**31.40**	**$4,867.00**

Timekeeper Summary

Timekeeper AR worked 26.60 hours at $155.00 per hour, totaling $4,123.00.

Timekeeper WDD worked 4.80 hours at $155.00 per hour, totaling $744.00.

Cost Detail

Date	Description	Amount	Check No.
5/6/2019	B/W Photocopies	$18.00	
5/9/2019	B/W Photocopies	$0.60	
5/9/2019	B/W Photocopies	$0.30	
5/9/2019	B/W Photocopies	$0.30	
5/9/2019	B/W Photocopies	$0.30	
5/10/2019	B/W Photocopies	$1.50	
5/10/2019	B/W Photocopies	$9.90	
5/10/2019	B/W Photocopies	$14.30	
5/14/2019	B/W Photocopies	$46.80	
5/14/2019	B/W Photocopies	$6.30	
5/14/2019	B/W Photocopies	$1.80	
5/14/2019	B/W Photocopies	$1.20	
5/14/2019	B/W Photocopies	$5.70	
5/22/2019	B/W Photocopies	$0.30	
5/22/2019	B/W Photocopies	$0.30	
5/31/2019	Lawyers Service Delivery Fee	$22.00	
5/31/2019	Lawyers Service Delivery Fee	$22.00	

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Total Costs	**$151.60**

Current Invoice Summary

Current Fees:	$4,867.00
Advanced Costs:	$151.60
TOTAL AMOUNT DUE:	**$5,018.60**

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Rainone Coughlin Minchello, LLC
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August 07, 2019

Invoice No. 4570

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General
For Services Rendered from 6/1/2019 Through 7/31/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
7/10/2019	WDD	Prepare for and travel to RRA meeting which was canceled.	0.40	$62.00
7/18/2019	WDD	Prepare for and meet with B. Landolfi to discuss various projects in Rahway.	1.70	$263.50
7/18/2019	AR	Prepare for and attend meeting re Essex Street, Watt, Opportunity Zones, and Hamilton Street Ordinances	2.40	$372.00
7/19/2019	AR	Legal research re hamilton street site	1.80	$279.00
7/23/2019	AR	Teleconference re R2N2 payment of outstanding fees & prepare wiring instructions	0.80	$124.00
7/24/2019	AR	Review and receipt of outstanding R2N2 correspondences to prepare drafting modification to RDA	1.20	$186.00
7/29/2019	AR	Review and receipt of correspondences re hamilton street site	0.80	$124.00
7/30/2019	AR	Meeting re pending redevelopment projects	1.20	$186.00
7/30/2019	AR	Legal research re resolution request	2.50	$387.50
7/30/2019	AR	Legal research re prepare of drafting memorandum for resolution request	1.80	$279.00
7/30/2019	AR	Draft memorandum re reso request	2.00	$310.00
		Billable Hours / Fees:	**16.60**	**$2,573.00**

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Timekeeper Summary

Timekeeper AR worked 14.50 hours at $155.00 per hour, totaling $2,247.50.

Timekeeper WDD worked 2.10 hours at $155.00 per hour, totaling $325.50.

Cost Detail

Date	Description	Amount	Check No.
6/28/2019	B/W Photocopies	$0.30	
6/28/2019	B/W Photocopies	$0.30	
6/28/2019	B/W Photocopies	$1.20	
6/28/2019	B/W Photocopies	$1.20	
7/18/2019	Lawyers Service Delivery Fee	$12.00	
7/18/2019	Lawyers Service Delivery Fee	$12.00	
	Total Costs	**$27.00**	

Current Invoice Summary

Current Fees:	$2,573.00
Advanced Costs:	$27.00
TOTAL AMOUNT DUE:	**$2,600.00**

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September 10, 2019

Invoice No. 4727

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General
For Services Rendered from 7/1/2019 Through 8/31/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
8/2/2019	AR	Conference call re August meeting	0.60	$93.00
8/2/2019	AR	Review file re gramercy to prepare for august meeting	1.20	$186.00
8/2/2019	WDD	Conference call with B. Landolfi to discuss extension of redeveloper's designation and other projects.	0.50	$77.50
8/5/2019	WDD	Review email from K. Napier re rescheduling of Agency meeting.	0.20	$31.00
8/6/2019	AR	Legal research re RDP's and designation of developers	2.50	$387.50
8/7/2019	WDD	Review email from B. Landolfi re Bridgeview Resolution.	0.20	$31.00
8/14/2019	WDD	Review resolution authorizing extension of developer designation for Tesla.	0.20	$31.00
8/14/2019	WDD	Review email re as-builts from DMR construction SVC.	0.20	$31.00
8/14/2019	AR	Teleconference with Secretary re agenda items and modify resolution	0.80	$124.00
8/19/2019	WDD	Review email from M. Pukavich re Planning Board Hearing and infomation session with Council.	0.20	$31.00
8/19/2019	WDD	Respond to email from M. Pukavich re Planning Board Meeting.	0.20	$31.00
8/20/2019	WDD	Send email to B. Landolfi re upcoming agency meeting.	0.20	$31.00

Continued On Next Page

8/20/2019	WDD	Review draft agenda items for upcoming agency meetings.	0.20	$31.00
8/20/2019	WDD	Send email to M. Pukavich re Wednesday's Agency meeting.	0.20	$31.00
8/21/2019	WDD	Prepare for and attend Rahway Redevelopment Agency Meeting.	0.70	$108.50
8/23/2019	AR	Teleconference w/ Lilloia re modification to PILOT agreement, review and receipt of correspondence, and draft correspondence to client requesting agreement	0.80	$124.00
8/26/2019	WDD	Review email and attachments from K. Napier re Meridia Brownstones.	0.50	$77.50
8/26/2019	WDD	Review email from B. Landolfi re Meridia Brownstones.	0.20	$31.00
8/27/2019	AR	Prepare for conference call re R2N2	0.50	$77.50
8/27/2019	AR	Conduct conference call re R2N2	0.50	$77.50
8/28/2019	AR	Review financial agreement to prepare addendum	0.60	$93.00
8/29/2019	AR	Review and receipt of financial agreement re brownstones to prepare drafting amendment	0.50	$77.50
		Billable Hours / Fees:	**11.70**	**$1,813.50**

Timekeeper Summary

Timekeeper AR worked 8.00 hours at $155.00 per hour, totaling $1,240.00.

Timekeeper WDD worked 3.70 hours at $155.00 per hour, totaling $573.50.

Cost Detail

Date	Description	Amount	Check No.
8/5/2019	Lawyers Service Delivery Fee	$12.00	
8/5/2019	Lawyers Service Delivery Fee	$12.00	
	Total Costs	**$24.00**	

Continued On Next Page

Current Invoice Summary

Current Fees:	$1,813.50
Advanced Costs:	$24.00
TOTAL AMOUNT DUE:	**$1,837.50**

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Rainone Coughlin Minchello, LLC

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October 09, 2019

Invoice No. 4968

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General

For Services Rendered from 7/1/2019 Through 9/30/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
9/3/2019	WDD	Return call to Bob Landolfi.	0.20	$31.00
9/4/2019	AR	Review and receipt of correspondence re Brownstones	0.40	$62.00
9/4/2019	WDD	Call with B. Landolfi re: Slokker RDA Amendment and review related documents.	0.60	$93.00
9/5/2019	WDD	Call with Corporation Counsel and Director of EHD re settlement of Doremus litigation.	0.30	$46.50
9/5/2019	WDD	Research and begin draft of ordinance amending Meridia Brownstones RDA.	0.30	$46.50
9/9/2019	WDD	Revise Meridia Financial Agreement.	0.40	$62.00
9/9/2019	WDD	Send email to D. Liloia re correction to financial Agreemeents.	0.20	$31.00
9/10/2019	WDD	Send email to D. Liloia re revised fiscal plan for Meridia Brownstones.	0.20	$31.00
9/10/2019	WDD	Review email from M. Filosa re MOU for grant challenge.	0.20	$31.00
9/11/2019	WDD	Review email from Meridias attorney re revised fiscal plan for the project.	0.20	$31.00
9/11/2019	WDD	Respond to email from Meridia's attorney re Financial Agreement and fiscal plan for theproject.	0.20	$31.00
9/19/2019	AR	Review correspondence from deficiency notice to prepare notice to developer	0.50	$77.50
9/19/2019	WDD	Call and speak with B. Landolfi re RRA projects.	0.30	$46.50

Continued On Next Page

9/20/2019	WDD	Call with K. Bills (Dornoch) to discuss amendment to the RDA.	0.30	$46.50
9/20/2019	WDD	Review email from Meridia Brownstones attaching revised fiscal plan.	0.20	$31.00
9/20/2019	WDD	Review Meridia Brownstones fiscal plan.	0.40	$62.00
9/23/2019	WDD	Revise Meridia financial agreement.	0.40	$62.00
9/23/2019	WDD	Send email to Meridia's attorney discussing revisions to the Financial Agreement.	0.30	$46.50
9/25/2019	AR	Review file to modify rda and finalize resolution	0.80	$124.00
9/25/2019	WDD	Review relevant documents and draft resolution and amendment to redevelopment agreement for R2-N2	2.10	$325.50
9/26/2019	AR	Review correspondences re Dornoch project	0.40	$62.00
9/26/2019	WDD	Revise R2-N2 RDA and draft resolution.	0.70	$108.50
9/27/2019	WDD	Review email from K. Napier re: Resolution and Amendment to R2-N2 Redevelopment Agreement.	0.20	$31.00
9/30/2019	AR	Prepare and review re October agenda items	1.20	$186.00
		Billable Hours / Fees:	**11.00**	**$1,705.00**

Timekeeper Summary

Timekeeper WDD worked 7.70 hours at $155.00 per hour, totaling $1,193.50.

Timekeeper AR worked 3.30 hours at $155.00 per hour, totaling $511.50.

Cost Detail

Date	Description	Amount	Check No.
9/6/2019	B/W Photocopies	$2.10	
9/6/2019	B/W Photocopies	$4.50	
9/6/2019	B/W Photocopies	$0.90	
9/6/2019	B/W Photocopies	$0.60	
9/6/2019	B/W Photocopies	$0.90	
9/9/2019	B/W Photocopies	$1.20	
9/9/2019	B/W Photocopies	$1.20	
9/9/2019	B/W Photocopies	$1.20	
9/9/2019	B/W Photocopies	$0.60	
9/12/2019	B/W Photocopies	$2.40	
9/12/2019	B/W Photocopies	$0.60	

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9/19/2019	B/W Photocopies	$0.30
9/26/2019	B/W Photocopies	$4.20
9/26/2019	B/W Photocopies	$0.90
9/26/2019	B/W Photocopies	$0.90
9/26/2019	B/W Photocopies	$0.90
9/26/2019	B/W Photocopies	$0.60
9/26/2019	B/W Photocopies	$0.60
9/26/2019	B/W Photocopies	$0.90
9/26/2019	B/W Photocopies	$0.90
	Total Costs	**$26.40**

Current Invoice Summary

Current Fees:	$1,705.00
Advanced Costs:	$26.40
TOTAL AMOUNT DUE:	**$1,731.40**

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

Rainone Coughlin Minchello, LLC
555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

November 05, 2019

Invoice No. 5112

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General
For Services Rendered from 9/1/2019 Through 10/31/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
10/2/2019	AR	Prepare for and attend October meeting	1.50	$232.50
10/14/2019	AR	Review and receipt of correspondence re Meridia	0.40	$62.00
10/14/2019	AR	Review and receipt of correspondence re drainage easements	0.50	$77.50
10/14/2019	AR	Review and receipt of correspondence re meridia	0.50	$77.50
10/21/2019	AR	Review and receipt of correspondences re November meeting	0.60	$93.00
10/21/2019	WDD	Review emails between Agency members re rescheduling of meeting.	0.20	$31.00
10/28/2019	WDD	Review email from F. Ruggiero re appropriation for acquisition of Irving Street Property.	0.20	$31.00
10/28/2019	WDD	Call with E. Johnson to discuss bond ordinance for acquisition of Irving Street Property.	0.20	$31.00
10/28/2019	WDD	Review email from E. Johnson re bond ordinance for the Irving Street Property.	0.20	$31.00
10/28/2019	WDD	Send email to E. Johnson re acquisition of Irving Street Property.	0.20	$31.00
10/28/2019	WDD	Review email from B. Landolfi re acquisition of Irving Street Proeprty.	0.20	$31.00
10/28/2019	WDD	Send draft ordinance to B. Landolfi authorizing purchase of Irving Street property.	0.20	$31.00

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10/29/2019	WDD	Review emails from B. Landolfi re ordinance acquiring the Irving Street Property.	0.20	$31.00
10/29/2019	WDD	Send email to B. Landolfi re revision of LOI and ordinance for the Irving Street property.	0.20	$31.00
10/29/2019	WDD	Send email to the title company re additional lot to include in the deal.	0.20	$31.00
10/29/2019	WDD	Review email from title company regarding the inclusion of Lot 7 in the Irving street property deal.	0.20	$31.00
10/31/2019	WDD	Review original amended and restated Dornoch Financial Agreement and revise First Amendment.	1.60	$248.00
		Billable Hours / Fees:	**7.30**	**$1,131.50**

Timekeeper Summary

Timekeeper AR worked 3.50 hours at $155.00 per hour, totaling $542.50.

Timekeeper WDD worked 3.80 hours at $155.00 per hour, totaling $589.00.

Current Invoice Summary

Current Fees:	$1,131.50
Advanced Costs:	$0.00
TOTAL AMOUNT DUE:	**$1,131.50**

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

Rainone Coughlin Minchello, LLC
555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
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December 17, 2019

Invoice No. 5405

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General
For Services Rendered from 10/1/2019 Through 11/30/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
11/1/2019	WDD	Review email from Slokkers attorney re revisions to the RDA and FA.	0.20	$31.00
11/1/2019	WDD	Send email to Slokker's attorney re amendment to RDA and FA.	0.20	$31.00
11/4/2019	WDD	Review email from bond counsel re: Bond Ordinance for the acquisition of the Irving Street property.	0.20	$31.00
11/4/2019	WDD	Send email to bond counsel re: inclusion of additional lot for the Irving Street Bond Ordinance.	0.20	$31.00
11/4/2019	WDD	Send email to title company re: request for information for Irving Street property.	0.20	$31.00
11/4/2019	WDD	Send email to Slokker's attorney re: draft of amended redevelopment agreement.	0.20	$31.00
11/4/2019	WDD	Call with M. Pukavich to discuss amendment to Slokker's Financial Agreement.	0.20	$31.00
11/4/2019	WDD	Review email from title company re: correct address for Irving Street property.	0.20	$31.00
11/4/2019	WDD	Send follow-up email to bond counsel re: correct addresses for Irving Street property.	0.20	$31.00
11/5/2019	WDD	Revise ordinance authorizing the purchase of the Irving Street property.	0.20	$31.00
11/5/2019	WDD	Call with bond counsel to discuss final revisions to the Irving Street Bond Ordinance.	0.20	$31.00
11/5/2019	WDD	Call with S. Mlenak re: extension for PILOT for development project.	0.20	$31.00

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11/5/2019	WDD	Revise amendment proposed by developer to Slokker Financial Agreement.	0.40	$62.00
11/5/2019	WDD	Review Bond Ordinance for the purchase of the Irving Street property.	0.30	$46.50
11/6/2019	WDD	Call with B. Landolfi to discuss Slokker RDA amendment.	0.40	$62.00
11/7/2019	WDD	Review title package from title company for Irving Street Property.	0.90	$139.50
11/8/2019	WDD	Review email from B. Landolfi re: Second Amendment to the Dornoch RDA.	0.20	$31.00
11/11/2019	AR	Review and receipt of commissioner packet to prepare for monthly meeting	0.80	$124.00
11/11/2019	WDD	Review agenda and agenda documents for the 11/13 special meeting.	0.40	$62.00
11/11/2019	WDD	Send email to B. Landolfi re: NW Financial's review of Meridia's revised fiscal plan.	0.20	$31.00
11/12/2019	AR	Review and receipt of correspondences re financial analysis request	0.40	$62.00
11/12/2019	AR	Prepare case files, organize, review status report and prepare for courier service.	1.60	$248.00
11/13/2019	WDD	Review email from Seller of Irving Street property re: title policy.	0.20	$31.00
11/13/2019	WDD	Send email to title company re: Lelas 4's title policy.	0.20	$31.00
11/13/2019	WDD	Prepare for and attend Agency meeting.	0.90	$139.50
11/21/2019	WDD	Speak with K. Napier re: draft of resolution for Dornoch project.	0.20	$31.00
11/21/2019	WDD	Call with B. Landolfi re: amendment to Dornoch's RDA.	0.30	$46.50
11/22/2019	WDD	Review email from B. Landolfi re: contact with Slokker about amendment to redevelopment agreement.	0.20	$31.00
11/22/2019	WDD	Send email to B. Landolfi re: amendment to the Slokker redevelopment agreement.	0.20	$31.00
11/25/2019	AR	Conduct conference call re pending redevelopment matters	0.60	$93.00
11/25/2019	AR	Prepare for team meeting re pending redevelopment matters	0.60	$93.00
11/25/2019	AR	Participate in teleconference re pending redevelopment matters	1.20	$186.00
11/25/2019	WDD	Prepare for and have call with B. Landolfi to discuss a number of redevelopment projects.	1.40	$217.00

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11/25/2019	WDD	Research case law and other materials re: condemnation of private property for public and/or private purpose.	1.60	$248.00
11/26/2019	AR	Prepare for and attend December agenda setting meeting	1.60	$248.00
11/26/2019	AR	Conduct legal research re pending redevelopment issues at block 162	1.40	$217.00
11/26/2019	AR	Conduct legal research re distinction between private and public use for Block 162	1.60	$248.00
11/26/2019	AR	Draft correspondences and review responses re appraisals required for certain development projects	1.20	$186.00
		Billable Hours / Fees:	**21.40**	**$3,317.00**

Timekeeper Summary

Timekeeper WDD worked 10.40 hours at $155.00 per hour, totaling $1,612.00.

Timekeeper AR worked 11.00 hours at $155.00 per hour, totaling $1,705.00.

Cost Detail

Date	Description	Amount	Check No.
10/30/2019	B/W Photocopies	$0.90	
10/31/2019	B/W Photocopies	$7.20	
10/31/2019	B/W Photocopies	$1.20	
11/5/2019	B/W Photocopies	$0.60	
11/7/2019	B/W Photocopies	$21.00	
11/13/2019	B/W Photocopies	$0.60	
11/13/2019	B/W Photocopies	$0.30	
	Total Costs	**$31.80**	

Current Invoice Summary

Current Fees:	$3,317.00
Advanced Costs:	$31.80
TOTAL AMOUNT DUE:	**$3,348.80**

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Payment Due Upon Receipt.

Rainone Coughlin Minchello, LLC
555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

January 10, 2020

Invoice No. 5519

Rahway Redevelopment Agency
Robert Landolfi, Executive Director
One City Hall Plaza
Rahway, NJ 07065

Client Number: 4126 Rahway Redevelopment Agency
Matter Number: 80-0001 Rahway Redevelopment Agency - General
For Services Rendered from 6/1/2019 Through 12/31/2019.

Fees

Date	Timekeeper	Description	Hours	Amount
12/2/2019	AR	Review file re Bridgeview/Tesla Redevelopment to prepare for attendance at meeting	1.20	$186.00
12/2/2019	AR	Attend meeting re Bridgeview/Tesla Redevelopment to review concept plans	1.50	$232.50
12/2/2019	AR	Draft correspondence re appraisal / site plan review for block 162	0.50	$77.50
12/2/2019	AR	Review and receipt of correspondences re appraisal / site plan review for block 162	0.50	$77.50
12/2/2019	AR	Draft correspondences re Comprehensive Concept Plan of block 162	0.50	$77.50
12/2/2019	AR	Review December commissioner meeting packet to prepare for meeting	0.80	$124.00
12/2/2019	WDD	Review email from N. Napier re RRA meeting agenda.	0.20	$31.00
12/4/2019	AR	Review and receipt of financial agreement memorandum	0.80	$124.00
12/4/2019	AR	Prepare for and attend December meeting	0.80	$124.00
12/5/2019	AR	Teleconference with ED to discuss Lelas4 LLC Irving Street	0.50	$77.50
12/5/2019	AR	Review contract of sale re Lelas4 LLC Irving Street to prepare drafting correspondence to sellers attorney	0.80	$124.00
12/5/2019	AR	Teleconference re Lelas4 LLC Irving Street	0.50	$77.50

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12/5/2019	AR	Draft follow up correspondence to sellers attorney re Lelas4 LLC Irving Street	0.50	$77.50
12/5/2019	AR	Draft correspondence re site plan review	0.20	$31.00
12/6/2019	WDD	Review Meridia PILOT RDA and documents.	0.90	$139.50
12/6/2019	WDD	Review email from attorney for Metro URE, LLC re PILOT extension request.	0.20	$31.00
12/6/2019	RHG	Review documents and issues and correspondence re PILOT and financial.	1.10	$170.50
12/12/2019	AR	Legal research re PILOT agreements and terms of re-negotiations	0.80	$124.00
12/13/2019	AR	Draft correspondences re Brownstones and prepare memorandum re terms of renegotiation	0.80	$124.00
12/13/2019	AR	Review correspondences re PILOT/Brownstones agreement and conduct teleconference re same	1.60	$248.00
12/13/2019	WDD	Review emails re call to discuss Meridia PILOT request.	0.20	$31.00
12/13/2019	RHG	Review Meridia Brownstone PILOT isues and prepare for meeting re same.	0.50	$77.50
12/13/2019	RHG	Attendance at meeting re Meridia Brownstone PILOT.	1.20	$186.00
12/16/2019	AR	Review and receipt of correspondence re Lot 23 appraisal and site plan	0.20	$31.00
12/16/2019	RHG	Review Meridia Brownstone PILOt issues aNotice of Deposition prepare for meeting re same.	0.50	$77.50
12/19/2019	AR	Prepare for and conduct conference call re PILOT agreement	0.80	$124.00
12/20/2019	AR	Prepare for and conduct teleconference re Land Bank Ordinance; legal research to begin drafting redevelopment entity agreement	1.80	$279.00
12/20/2019	WDD	Prepare for an participate on call with Meridias attorney re PILOT amendment.	0.50	$77.50
12/20/2019	WDD	Call with attorney to discuss land-banking legislation process.	0.50	$77.50
12/30/2019	AR	Review and receipt of correspondence re professional service; revise contract; prepare for submission	1.20	$186.00
12/30/2019	MBV	Draft and prepare vendor contract for General Counsel services.	0.60	$51.00
12/30/2019	AR	Prepare contract re professional service; prepare for submission	0.80	$124.00

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12/30/2019	WDD	Review email from K. Napier re: resolutions for reorganization meeting.	0.20	$31.00
12/30/2019	WDD	Review LTTE law and documents provided by Metro Rahway re: Pilot extension request.	1.10	$170.50
		Billable Hours / Fees:	**24.80**	**$3,802.00**

Timekeeper Summary

Timekeeper RHG worked 3.30 hours at $155.00 per hour, totaling $511.50.

Timekeeper AR worked 17.10 hours at $155.00 per hour, totaling $2,650.50.

Timekeeper WDD worked 3.80 hours at $155.00 per hour, totaling $589.00.

Timekeeper MBV worked 0.60 hours at $85.00 per hour, totaling $51.00.

Cost Detail

Date	Description	Amount	Check No.
12/5/2019	B/W Photocopies	$0.90	
12/20/2019	B/W Photocopies	$0.30	
12/23/2019	B/W Photocopies	$12.60	
12/23/2019	B/W Photocopies	$0.60	
12/30/2019	B/W Photocopies	$1.50	
12/30/2019	B/W Photocopies	$0.65	
12/30/2019	B/W Photocopies	$0.60	
	Total Costs	**$17.15**	

Current Invoice Summary

Current Fees:	$3,802.00
Advanced Costs:	$17.15
TOTAL AMOUNT DUE:	**$3,819.15**

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