

# City of Newark

*City Hall  
920 Broad Street  
Newark, New Jersey 07102*



## **Meeting Agenda - Final**

### **SPECIAL MEETING**

**Tuesday, November 27, 2018**

**10:00 AM**

**Council Chamber**

### **Municipal Council**

*President Mildred C. Crump  
Council Member Augusto Amador  
Council Member Carlos M. Gonzalez  
Council Member John Sharpe James  
Council Member Joseph A. McCallum, Jr.  
Council Member LaMonica R. McIver  
Council Member Eddie Osborne  
Council Member Luis A. Quintana  
Council Member Anibal Ramos, Jr.*

*Kenneth Louis, City Clerk*

*Kathleen Marchetti, Deputy City Clerk*

**CALL TO ORDER****STATEMENT ON OPEN PUBLIC MEETINGS ACT**

*In accordance with New Jersey P.L. 1975, Chapter 231, Section 5, adequate notice of this meeting has been provided to the Star Ledger, the Jersey Journal and the public at large; establishing the date, time and location of this meeting, by posting on the designated bulletin board in City Hall and by filing with the Office of the City Clerk, the schedule of regular meetings and conferences of the Newark Municipal Council as adopted as 7R9-a on December 6, 2017. In addition, the agenda for this meeting was disseminated on November 20, 2018 at the time of preparation.*

**ROLL CALL****6. ORDINANCES****6PSF Public Hearing, Second Reading and Final Passage**

6PSF-a(s) [18-1457](#) A BOND ORDINANCE OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY (THE "CITY"), APPROVING AND AUTHORIZING THE ACQUISITION OF LAND, BUILDINGS AND IMPROVEMENTS SITUATE THEREON FROM THE ESSEX COUNTY IMPROVEMENT AUTHORITY, APPROPRIATING \$61,000,000.00 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$61,000,000.00 IN BONDS OR NOTES OF THE CITY TO FINANCE THE COSTS THEREOF.

***PUBLIC HEARING TO BE HELD ON NOVEMBER 27, 2018***

***Deferred 6PSF-f 110818***

**AGENDA RESOLUTION CODES PER DEPARTMENT**

- 1 Administration**
- 2 Economic and Housing Development**
- 3 Engineering**
- 4 Finance**
- 5 Health and Community Wellness**
- 6 Law**
- 7 Mayor's Office**
- 8 Municipal Council and City Clerk**
- 9 Public Safety**
- 10 Public Works**
- 11 Recreation, Cultural Affairs and Senior Services**
- 12 Water and Sewer Utilities**

## 7. RESOLUTIONS

### 7R2 Economic and Housing Development

- 7R2-a(s) [18-1727](#) **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing (X) Amending  
**Type of Service:** Resolution Endorsing  
**Purpose:** Resolution referring draft Proposed Ordinance amending Zoning and Land Use Regulations to the Newark Central Planning Board for formal review, report, and recommendation as required by N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64  
**Additional Information:**  
Refers to Planning Board an Ordinance amending Title XLI, Chapters 2, 3 and 4 of the Municipal Code to Establish the MX-3 Zoning Classification  
**Deferred 7R2-d (as) 110818**
- 7R2-b(s) [18-1548](#) **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing (X) Amending  
**Type of Service:** Loan Agreement  
**Purpose:** Resolution amending Resolution 7R2-k(as) adopted on July 11, 2018 authorizing the execution of the contract for loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, 42 U.S.C. § 5308 for funds awarded under the United States Department of Housing and Urban Development Section 108 Loan Guarantee Program.  
**Entity Name:** United States Department of Housing and Urban Development  
**Entity Address:** 451 7th Street S.W., Washington, DC 20410  
**Loan Amount:** \$3,709,000.00  
**Funding Source:** United States Department of Housing and Urban Development (HUD)  
**Loan Term:** Twenty (20) years from the date of execution and delivery of the contract by the City and HUD  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS ( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ ( ) Private Sale ( ) Grant ( ) Sub-recipient (X) n/a  
**Additional Information:**  
Application for loan funds authorized by Resolution 7R2-a(as) adopted on November 1, 2017.

7R2-c(s) [18-1435](#)

**Dept/ Agency:** Economic and Housing Development  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Professional Services Contract  
**Purpose:** To provide real estate title search services  
**Entity Name:** Two Rivers Title Company, LLC  
**Entity Address:** 26 Ayers Lane, Suite 202, Little Silver, New Jersey 07739  
**Contract Amount:** Not to exceed \$75,000.00  
**Funding Source:** 2018 Budget/Department of Economic and Housing Development  
**Contract Period:** One (1) year from a Notice to Proceed  
**Contract Basis:** ( ) Bid ( ) State Vendor (X) Prof. Ser. ( ) EUS (X) Fair & Open (X) No Reportable Contributions ( ) RFP (X) RFQ ( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**  
Two (2) proposals received

7R2-d(s) [18-1594](#)

**Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Referral of Proposed Redevelopment Plan to Central Planning Board  
**Purpose:** For Central Planning Board's Review and Consideration, pursuant to N.J.S.A. 40A:12A-7(e)  
**Name of Plan:** Ferry and Main Redevelopment Plan  
**(Address/Block/Lot/Ward)**  
**Additional Information:**  
By Resolution 7Rm adopted on May 4, 2005, the City of Newark Central Planning Board was authorized to conduct an investigation to determine whether the City of Newark qualified as an Area in Need of Rehabilitation. By Resolution 7Rdo (AS) adopted on June 15, 2005, the entirety of the City of Newark was declared an Area in Need of Rehabilitation.

7R2-e(s) [18-1616](#)

**Dept/ Agency:** Economic and Housing Development

**Action:** ( ) Ratifying (X) Authorizing ( ) Amending

**Type of Service:** Investigation for Area in Need of Redevelopment

**Purpose:** Central Planning Board to determine if the area is in need of redevelopment

**List of Property:**

**(Address/Block/Lot/Ward)**

108-112 University Avenue/Block 34/Lot 19/East Ward

42 James Street/Block 34/Lot 22/Central Ward

42 James Street/Block 34/Lot 23/Central Ward

40 James Street/Block 34/Lot 24/Central Ward

26 James Street/Block 34/Lot 31/Central Ward

**Additional Information:**

7R2-f(s) [18-1559](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing (X) Amending**Type of Service:** Redevelopment Agreement**Purpose:** Amending the Redevelopment Agreement with Military Park Partnership for Restoration of Wars of America Monument**Entity Name:** Military Park Partnership**Entity Address:** c/o The Newark Alliance, 744 Broad Street, Suite 1705, Newark, New Jersey 07102**Contract Amount:** \$300,000.00**Development Agreement Term:****City Contribution to Development Project:** ( ) Grant or Loan ( ) Guarantee

(X) None ( ) Other

**Developer Investment:** N/A**Developer Third-Party Financing****Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS

( ) Fair &amp; Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ

( ) Private Sale (X) Grant ( ) Sub-recipient ( ) n/a

**List of Property:****(Address/Block/Lot/Ward)**

Military Park/Block 124/Lot 1/Central Ward

**Additional Information:**

Resolution 7Rdo(as) adopted on June 15, 2005 designating entire City an "Area in Need of Rehabilitation".

Ordinance 6PHSF-g adopted on September 3, 2008 established the "Living Downtown Redevelopment Plan".

Resolution 7R2-e adopted on October 11, 2018, accepts a grant award from the County of Essex in the amount of \$300,000.00 from its' Recreation and Open Space Trust Fund Local Aid Program (the "Open Space Trust") to fund the renovation of the Monument.

**7R4 Finance**7R4-a(s) [18-1600](#)**Dept/ Agency:** Finance**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Purpose:** Application to Local Finance Board for approval of bond ordinance**Name of Project(s):** Joint Meeting of Essex and Union Counties**Amount to be Financed:** \$1,350,000.00**Funding Source:** Bonds**Local Finance Board meeting date(s):** November 7, 2018**Project Information:****(Description/ Project No./ Amount Appropriated/Ordinance No.)****RESOLUTION OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:3-1 ET SEQ.****Additional Information:**7R4-b(s) [18-1705](#)**Dept/ Agency:** Finance**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Preliminary/Official Statement, Disclosure Certificate and Note Purchase Contract for Issuance of Notes**Purpose:** Approving official statement and disclosure agreement for sale of tax appeal refunding notes**Amount to be Financed:** \$10,100,000.00**Project Information:****(Description/ Project No./Amount Appropriated/Ordinance No.)****RESOLUTION OF THE CITY OF NEWARK AUTHORIZING THE CIRCULATION OF A PRELIMINARY OFFICIAL STATEMENT AND FINAL OFFICIAL STATEMENT IN CONNECTION WITH THE NEGOTIATED SALE OF \$10,100,000.00 TAX APPEAL REFUNDING NOTES, SERIES 2018D, OF THE CITY, APPROVING A CONTINUING DISCLOSURE CERTIFICATE AND NOTE PURCHASE CONTRACT WITH RESPECT TO SAID NOTES, AND AUTHORIZING OTHER ACTIONS IN CONNECTION THEREWITH****Additional Information:**

This resolution must be on the Special Council Meeting of 11/27/18



**8. COMMUNICATIONS**

Received from Business Administrator Eric Pennington.

- 8.-a(s) [18-1599](#) BOND ORDINANCE PROVIDING FOR THE LOCAL UNIT'S ALLOCABLE SHARE OF CAPITAL IMPROVEMENT PROJECTS FOR THE JOINT MEETING OF ESSEX AND UNION COUNTIES, BY AND IN THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY (THE "LOCAL UNIT"); APPROPRIATING \$1,350,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,350,000.00 BONDS OR NOTES TO FINANCE THE COST THEREOF.
- 8.-b(s) 18-1802 ORDINANCE AMENDING TITLE XLI, CHAPTERS 1 THROUGH 5, NEWARK ZONING AND LAND USE REGULATIONS AND NEWARK ZONING MAPS OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, BY CREATING AN MX-3 ZONE, WHICH WILL ALLOW A BLEND OF HIGH DENSITY RESIDENTIAL AND COMMERCIAL USES.

**ADJOURNMENT**

**KENNETH LOUIS  
CLERK OF THE MUNICIPAL COUNCIL  
NEWARK, NEW JERSEY**