

City of Newark

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



Meeting Agenda - Final

SPECIAL MEETING

Tuesday, January 11, 2022

10:00 AM

Virtual Meeting

Municipal Council

*Council Member Augusto Amador
Council Member C. Lawrence Crump
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 Anibal Ramos, Jr.
President Luis A. Quintana*

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 7R8-a on December 15, 2021 and amended by Resolution 7R8-a (s) on January 4, 2022. In addition, the agenda for this meeting was disseminated on January 10, 2022 at the time of preparation and posted on the website of the City of Newark.

ROLL CALL

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 Sewer Utility**

7R2 Economic and Housing Development7R2-a
(s)[21-0551](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To develop property into a mixed-use multi-family home.**Entity Name:** Spikenard Foundation, a New Jersey Non-profit Corporation**Entity Address:** Newark, New Jersey 07108**Sale Amount:** \$30,000.00**Cost Basis:** (X) \$6.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$34,400.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within twelve (12) months following transfer of property ownership from the City to the Redeveloper**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
(X) Private Sale () Grant () Sub-recipient () n/a**List of Property:****(Address/Block/Lot/Ward)**

747-749 South 11th Street/Block 2631/Lot 55/South Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 5,000 X \$6.00 = \$30,000.00.

Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

7R2-b
(s)

[21-0970](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: An Agreement for the redevelopment of land.

Entity Name: IGBO Catholic Community Heritage and Cultural Center, a New Jersey Non-Profit Corporation

Entity Address: Newark, New Jersey 07108

Sale Amount: \$103,773.12 minus a demolition credit in an amount not to exceed \$43,870.00

Cost Basis: () \$ PSF (X) Negotiated () N/A () Other:

Assessed Amount: \$789,700.00

Appraised Amount: \$0.00

Contract Period: Not Applicable

Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS

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

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

List of Property:

(Address/Block/Lot/Ward)

192-198 16th Avenue/Block 309.01/Lot 24/Central Ward

184-190 16th Avenue/Block 309.01/Lot 30/Central Ward

519 South 11th Street/Block 309.01/Lot 34/Central Ward

521-523 South 11th Street/Block 309.01/Lot 35/Central Ward

527 South 12th Street/Block 310.01/Lot 28/Central Ward

525 South 12th Street/Block 310.01/Lot 29/Central Ward

523 South 12th Street/Block 310.01/Lot 30/Central Ward

200 16th Avenue/Block 310.01/Lot 36/Central Ward

204-214 16th Avenue/Block 310.01/Lot 38/Central Ward

524 South 13th Street/Block 310.01/Lot 41/Central Ward

Additional Information:

The estimated cost to demolish existing structures on property located at 192-198 16th Avenue (Block 309.01, Lot 24) and 184-190 16th Avenue (Block 309.01, Lot 30) is \$43,870.00, which shall be credited to Redeveloper.

7R2-c
(s)

[21-1271](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: To develop property into a side yard for adjacent owner-occupied home.

Entity Name: Caroline Magris

Entity Address: Mount Vernon, New York 10550

Sale Amount: \$7,928.80

Cost Basis: (X) \$4.00 PSF () Negotiated () N/A () Other:

Assessed Amount: \$33,000.00

Appraised Amount: \$0.00

Contract Period: To commence within three (3) months and be completed within twelve (12) months following transfer of property ownership from the City to the Redeveloper

Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
(X) Private Sale () Grant () Sub-recipient () n/a

List of Property:

(Address/Block/Lot/Ward)

110 Garside Street/Block 490/Lot 13/Central Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 1,982.2 X \$4.00 = \$7,928.80.

Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

7R2-d
(s)

[21-1327](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Lease Agreement

Purpose: To authorize the Second Amendment to the Lease Agreement, pursuant to N.J.S.A. 40A:12A-8(g), between the City of Newark and Newark Performing Arts Corporation for the properties commonly known as 12-28 Chestnut Street, 10 Chestnut Street, 1032 Broad Street, 1030 Broad Street, 1020-1026 Broad Street, and 1016-1018 Broad Street identified on the Official tax Map of the city of Newark, as Block 883, Lots 32, 33, 36, 38, 41, and 46, for the purpose of increasing the operating costs and salaries for staff and executive director from \$650,000.00 to \$1,050,000.00.

Entity Name: Newark Performing Arts Corporation

Entity Address: 1030 Broad Street, Newark, New Jersey 07102

Lease Amount: \$1.00 per year

Lease Period: Eighteen (18) years commencing on May 1, 2008 and terminating on April 30, 2026

Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient (X) N/A

Location of Property: (if applicable)

(Address/Block/Lot/Ward)

1016-1018 Broad Street/Block 883/Lot 46/Central Ward

1020-1026 Broad Street/Block 883/Lot 41/Central Ward

1030 Broad Street/Block 883/Lot 38/Central Ward

1032 Broad Street/Block 883/Lot 36/Central Ward

10 Chestnut Street/Block 883/Lot 33/Central Ward

12-28 Chestnut Street/Block 883/Lot 32/Central Ward

Additional Information:

The initial Lease Agreement was approved by Resolution 7Re(S-2) adopted on July 17, 2007.

The First Amended Lease Agreement was approved by Resolution 7R3-e (AS) adopted on February 18, 2009.

7R2-e
(s)

[21-1698](#)

Dept./ Agency: Economic and Housing Development
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Professional Services Contract
Purpose: To provide Professional Planning Consultant Services for the preparation of a redevelopment plan for the Port Industrial Area.
Entity Name: Wallace Roberts and Todd, LLC
Entity Address: 1700 Market Street, Suite 2800, Philadelphia, Pennsylvania 19103
Contract Amount: Not to exceed \$40,935.59
Funding Source: Community and Economic Development Funds
Contract Period: January 7, 2021 through January 6, 2022
Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:
Resolution 7R2-I (AS) adopted on August 7, 2019 authorized a Fair and Open Contract in an amount not to exceed \$100,000.00.

Resolution 7R2-a adopted on July 8, 2020 amended Resolution 7R2-I (AS) adopted on August 7, 2019 to correct the Agreement.

This Resolution seeks to enter into a new Non-Fair and Open Contract.

7R2-f
(s)

[21-1892](#)

Dept./ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Declaring an Area in Need of Redevelopment
Purpose: Designating an area in need of redevelopment.
List of Property:
(Block/Lot/Ward)
114-126 Walnut Street/Block 915/Lot 10/East Ward
Additional Information:
Resolution 7R2-e (AS), adopted on April 21, 2021, authorized and directed the Central Planning Board to conduct a preliminary investigation.

COMMUNICATIONS

Received from Business Administrator Eric S. Pennington.

- 8.-a [21-1301](#) AN ORDINANCE GRANTING A TWENTY-FIVE (25) YEAR TAX
(s) ABATEMENT TO 260 WASHINGTON ST URBAN RENEWAL, LLC,
P.O. BOX 1293, HICKSVILLE, NEW YORK 11802, FOR A
PROJECT TO CONSTRUCT A NEW (23) STORY BUILDING
CONSISTING OF APPROXIMATELY (140) MARKET RATE
RESIDENTIAL RENTAL UNITS (67) AFFORDABLE HOUSING
RENTAL UNITS TO BE RENTED TO TENANTS AT 50% AREA
MEDIAN INCOME AND 6,000 SQUARE FEET OF GROUND FLOOR
RETAIL LOCATED ON REAL PROPERTY COMMONLY KNOWN AS
260-272 WASHINGTON STREET, NEWARK, NEW JERSEY 07102
AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF
NEWARK, AS BLOCK 60, LOTS 2, 3, 4, and 5 (6).

- 8.-b [21-1335](#) AN ORDINANCE AMENDING TITLE II, CHAPTER 22, SUBSECTION
(s) 3.11(e) OF THE REVISED GENERAL ORDINANCES OF THE CITY
OF NEWARK, NEW JERSEY 2000, AS AMENDED AND
SUPPLEMENTED, BY INCREASING THE RATES OF
COMPENSATION AND ASSOCIATED FEES FOR POLICE
OFFICERS' CONTRACTED EXTRA-DUTY EMPLOYMENT.

MOTIONS

ADJOURNMENT

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