

City of Newark

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



Meeting Agenda

REGULAR MEETING

Thursday, February 18, 2021

12:30 PM

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

1. CALL TO ORDER**2. NATIONAL ANTHEM / PLEDGE OF ALLEGIANCE**

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

3. 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 (s) on December 29, 2020 and amended by Resolution 7R8-d on January 21, 2021. In addition, the agenda for this meeting was disseminated on February 11, 2021 at the time of preparation and posted on the website of the City of Newark.

4. ROLL CALL

5. REPORTS AND RECOMMENDATIONS OF CITY OFFICERS, BOARDS, AND COMMISSIONS

- 5.-a [21-0186](#) North Jersey District Water Supply Commission, Public Commission Meeting Minutes, March 25, 2020, November 18, 2020 and December 16, 2020
- 5.-b [21-0187](#) North Jersey District Water Supply Commission 2021 Budget
- 5.-c [21-0188](#) Joint Meeting of Essex and Union Counties, Annual Financial Audit Report, December 31, 2019 and 2018
- 5.-d [21-0189](#) Joint Meeting of Essex and Union Counties, 2020 4th Quarter Assessment Report and 2021 Assessment Report
- 5.-e [21-0190](#) Joint Meeting of Essex and Union Counties, Minutes, April 16, 2020, May 21, 2020, June 18, 2020, July 16, 2020, August 20, 2020 September 17, 2020, October 15, 2020, and November 12, 2020
- 5.-f [21-0191](#) Casa Mia, Financial Statements, December 2019
- 5.-g [21-0192](#) Newark Police Division Consent Decree - 15th Quarterly Report

6. ORDINANCES**6F First Reading**

- 6F-a [20-1048](#) AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE, THE DIRECTOR OF THE DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS, TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH ZION BAPTIST CHURCH, 459 AVON AVENUE (RECTORY), NEWARK, NEW JERSEY 07108, FOR THE PROPERTY LOCATED AT 459 AVON AVENUE, BLOCK 2637, LOT 32, (SOUTH WARD) FOR THE PERIOD COMMENCING UPON ADOPTION BY MUNICIPAL COUNCIL, AND TERMINATING ON AUGUST 31, 2021, FOR A MONTHLY RENT OF \$1,000.00 AND A MAXIMUM OF \$25.00 PER QUARTER FOR WATER AND SEWER, WITH A ONE (1) YEAR OPTION TO RENEW FOR USE AS A MENTAL HEALTH AND SOCIAL SERVICES CLINIC SITE.

6F-b [20-1470](#) AN ORDINANCE GRANTING A THIRTY FIVE (35) YEAR TAX ABATEMENT TO WEST MARKET OWNERS, LLC, 1865 Palmer Avenue, Suite 203, Larchmont, New York 10538, FOR A PROJECT to construct approximately seventy-eight (78) affordable housing rental units restricted to residents with a gross household income equal to no more than eighty percent (80%) of the median gross household income for households of the same size within the housing region, with the average gross household income equal to no more than sixty percent (60%) of the median gross household income for households of the same size within the housing region, including approximately sixteen (16) units for residents with special needs and approximately eight thousand (8,000) square feet of healthcare space proposed to be initially tenanted or operated by RUTGERS NEW JERSEY MEDICAL SCHOOL (University Hospital), located at 4-22 Littleton Avenue and identified on the OFFICIAL tax map OF THE CITY OF NEWARK, as Block 1808, Lot 1.02. (WEST WARD)

Attachments: [20-1470 Revised Financial Agreement](#)

20-1470 Internal Checklist

[20-1470 LTTE Application](#)

[20-1470 Revised Disclosures 01.29.2021](#)

[20-1470 Revised Certifications of City Departments](#)

[20-1470 Recommendations of City Officials](#)

20-1470 Additional Original Supporting Documents 1-31-21

20-1470 Mayor's Letter

6F-c [20-1506](#) AN ORDINANCE AMENDING TITLE IV, ALCOHOLIC BEVERAGES, CHAPTER 3, THE REGULATION OF LICENSES, SECTION 3-2, ONE THOUSAND FOOT RULE: EXCEPTIONS, SHALL BE AMENDED TO LIMIT CERTAIN TRANSFER RESTRICTIONS AS TO PLENARY RETAIL CONSUMPTION LICENSES.

Sponsors: Honorable Gonzalez

6F-d [20-1561](#) AN ORDINANCE REPEALING ORDINANCE 6PSF-a ADOPTED ON MAY 4, 2011, WHICH ESTABLISHED A PAY-TO-PLAY POLICY FOR DEVELOPERS, CODIFIED AS TITLE II, ADMINISTRATION, CHAPTER 4 GENERAL ADMINISTRATION, ARTICLE 2 CONTRACTS WITH THE CITY, SECTION 22B PAY-TO-PLAY POLICY: REDEVELOPMENT AGREEMENTS UNDER THE LOCAL REDEVELOPMENT AND HOUSING LAW, OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, IN ITS ENTIRETY.

The Ordinances adopted today on First Reading will be advertised in accordance with law, and a public hearing will be held at a regular meeting on March 3, 2021, or as soon thereafter as practical, in the Council Chamber, Second Floor, City Hall, Newark, New Jersey.

6PSF Public Hearing, Second Reading and Final Passage

6PSF-a [20-1049](#) AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX EXEMPTION TO THE TOWER AT HALSEY AND WILLIAM URBAN RENEWAL, LLC, 645 MARTINSVILLE ROAD, SUITE 204, BASKING RIDGE, NEW JERSEY 07920, FOR A PROJECT TO CONSTRUCT A BUILDING CONSISTING OF 243 MARKET RATE RESIDENTIAL RENTAL UNITS, 27 AFFORDABLE HOUSING UNITS RESTRICTED TO 80% OF AREA MEDIAN INCOME IN ACCORDANCE WITH CITY OF NEWARK INCLUSIONARY ZONING ORDINANCE 6PSF-b, ADOPTED ON OCTOBER 4, 2017, 2 RESTAURANTS COMPRISING OF APPROXIMATELY 8,150 SQUARE FEET OF SPACE, 156 PARKING SPOTS AND CERTAIN OTHER AMENITIES LOCATED ON PROPERTY KNOWN AS 16-24 WILLIAM STREET, 26-30 WILLIAM STREET AND 32-34 WILLIAM STREET, NEWARK, NEW JERSEY 07102 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 94, LOTS 6, 3, AND 1 AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FINANCIAL AGREEMENT AND OTHER APPLICABLE DOCUMENTS RELATED TO THE ISSUANCE OF REDEVELOPMENT AREA BONDS (NON-RECOURSE TO THE FULL FAITH AND CREDIT OF THE CITY), AUTHORIZING THE ISSUANCE OF THE REDEVELOPMENT AREA BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,000,000.00, AND DETERMINING VARIOUS OTHER MATTERS IN CONNECTION THEREWITH. (CENTRAL WARD)

Attachments: [Revised Financial Agreement.DOCX](#)
[Revised LTTE Application 01.20.2021.pdf](#)
[Revised Disclosures.pdf](#)
[Revised Certifications of City Departments.pdf](#)

20-1049 Recommendations of City Officials

20-1049 Resolution 7Rdo(AS)061505

20-1049 Resolution 7R2-e072319

BRC

20-1049 Halsey and William Tax Abatement Added Starter Letter 012121

20-1049 Certified Copy First Reading

6PSF-a 021121 Mayor Letter

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**

7. RESOLUTIONS**7R1 Administration****7R1-a** [20-1565](#)**Dept/ Agency:** Administration/Division of Central Purchasing**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Bid Contract(s)**Purpose:** Maintenance and Repair: Delta DSC 2000 Barrier**Entity Name(s)/Address(s):** Complete Hydraulic Works, Inc., 140 Greenwood Avenue, Midland Park, New Jersey 07432**Contract Amount:** Not to exceed \$90,000.00**Funding Source:** 2020 Budget/Department of Public Safety/NW011-190-1902-7128-B2020**Contract Period:** To be established for a period not to exceed twenty-four (24) consecutive months**Contract Basis:** (X) Bid () State Vendor () Prof. Ser. () EUS () Fair & Open () No Reportable Contributions () RFP () RFQ () Private Sale () Grant () Sub-recipient () n/a**Additional Information:**

This contract will be used to enter into a contract with a vendor to provide maintenance and repair services to the Delta DSC 2000 Barriers.

Advertisement Date: November 4, 2020

Bids Solicited: Three (3)

Bids Received: One (1)

7R1-b [20-1577](#)**Dept./ Agency:** Administration/Office of Information Technology**Action:** (X) Ratifying (X) Authorizing () Amending**Type of Service:** Exception to Public Bidding - N.J.S.A. 40A:11-5(1)(dd)**Purpose:** To provide support and maintenance of proprietary computer hardware and software.**Entity Name:** Microsoft, through their authorized reseller, GovConnection, Inc.**Entity Address:** 732 Milford Road, Merrimack, New Hampshire 03054**Contract Amount:** Not to exceed \$475,440.01**Funding Source:** 2021 Budget**Contract Period:** Extend the term of the contract for one (1) year from March 1, 2020 through February 28, 2021**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open (X) No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a**Additional Information:**

7R1-c [21-0055](#)**Dept/ Agency:** Administration/Office of Management and Budget**Action:** (X) Ratifying (X) Authorizing () Amending**Type of Service:** Temporary Emergency Appropriation**Purpose:** To provide for Public Health Infrastructure, Laboratories and Emergency Preparedness (PHILEP)/Bio-Terrorism Program: to upgrade the City of Newark's public health preparedness and response capabilities (City-Wide).**Funding Source:** State of New Jersey Department of Health**Appropriation Amount:** \$579,790.00**Budget Year:** 2021**Contract Period:** July 1, 2020 through June 30, 2021**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant () Sub-recipient () n/a**Additional Information:**

Apply and Accept Resolution 7R5-b adopted on February 3, 2021.

Funds accepted by Resolution N/A

Operating Agency: Department of Health and Community Wellness

Two-Thirds vote of full membership required.

7R2 Economic and Housing Development

- 7R2-a** [20-0589](#) **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: To develop a five (5) story mixed use building consisting of retail and residential units.
Entity Name: 6-10 Avenue B Newark, LLC
Entity Address: 500 Avenue P, Newark, New Jersey 07105
Sale Amount: \$150,000.00
Cost Basis: () PSF (X) Negotiated () N/A () Other:
Assessed Amount: \$427,300.00
Appraised Amount: \$0.00
Contract Period: To commence within three (3) months and be completed within eighteen (18) 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)
6-10 Avenue B/Block 1169/Lot 59/East Ward
Additional Information:
Sale Price: \$150,000.00 - Negotiated Price
Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.
DEFERRED 7R2-b 020321

7R2-b [20-1692](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Investigation for Area in Need of Redevelopment

Purpose: To authorize the Newark Central Planning Board to undertake a preliminary investigation to determine if 502-504 Summer Avenue (Block 625, Lot 46) (North Ward) is a Non-Condensation Redevelopment Area as defined under the Local Redevelopment and Housing Law, pursuant to N.J.S.A. 40A:12A-1 et seq.

List of Property:

(Address/Block/Lot/Ward)

502-504 Summer Avenue/Block 625/Lot 46/North Ward

Additional Information:

7R3 **Engineering****7R3-a** [21-0145](#)

Dept/ Agency: Engineering

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

Type of Service: Street Use Agreement

Purpose: An Agreement to occupy the streets for the purpose of installing wireless and wireline facilities and providing services as defined in greater detail within the Street Use Agreement.

Entity Name: ExteNet Systems, Inc.

Entity Address: 3030 Warrenville Road, Suite 340, Lisle, Illinois 60532

Contract Amount: Defined in detail within the Street Use Agreement

Funding Source: No municipal funds required

Contract Period: Five (5) years from the effective date of the Agreement and shall automatically be renewed for three (3) additional five (5) year terms, unless properly terminated by either party in the manner set forth in the Agreement

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:

Attachments: [21-0145 Extenet Systems, Inc. - Business Registration Certificate](#)

[21-0145 Extenet Systems, Inc., - NJ Short Form Standing Certificate](#)

21-0145 Internal Justification Memorandum from the Law Department 2-9-21

21-0145 Extenet Systems, Inc., Street Use Agreement (REvised - Final)

21-0145 Email

7R5 Health and Community Wellness**7R5-a** [20-1474](#)**Dept/ Agency:** Health and Community Wellness**Action:** (X) Ratifying (X) Authorizing (X) Amending**Type of Service:** Contract with Sub-Recipient**Purpose:** To prevent, prepare for, and respond to coronavirus to persons with HIV/AIDS within the Newark Eligible Metropolitan Statistical Area (NEMSA).**Entity Name:** Township of Irvington**Entity Address:** 346 16th Avenue, Irvington, New Jersey 07111**Contract Amount:** Not to exceed \$585,290.00**Funding Source:** United States Department of Housing and Urban Development (HUD)/Housing Opportunities for Persons with AIDS (HOPWA) CARES ACT**Account Code Line:** 2020 Budget/Department of Health and Community Wellness/NW 051; Dept. ID G20; Division/Project 2H240; Account# 72030; Budget Ref. B2020**Contract Period:** July 31, 2020 through July 30, 2023**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS
(X) Fair & Open () No Reportable Contributions (X) RFP () RFQ
() Private Sale (X) Grant (X) Sub-recipient () n/a**Additional Information:**

Original Resolution 7R5-g adopted on February 5, 2020 awarded a contract in an amount not to exceed \$377,290.00 for the period of January 1, 2020 through December 31, 2020.

This resolution will increase the contract amount by \$208,000.00 for a total contract amount not to exceed \$585,290.00 extending the period through July 30, 2023 for additional services to prevent, prepare for, and respond to coronavirus.

Attachments: 2020 Irvington executed contract

INIC cert of funds

INIC Covid Amendment

INIC COVID Award Letter

INIC COVID Budget

INIC COVID Scope

INIC signature pages

INIC updated insurance

[HOPWA Formula CARES Letter \(1\).pdf](#)

7R8 Municipal Council and City Clerk

7R8-a [21-0150](#) **Dept/ Agency:** Offices of Municipal Council/City Clerk
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Establishing a Sister Cities Relationship
Purpose: Benefit from cultural and economic exchanges
City/State/Country: Canton Loja, Ecuador, South America
Sponsor: Council Member, Luis A. Quintana
Additional Information:

Sponsors: Honorable Quintana

7R8-b [21-0151](#) **Dept/ Agency:** Offices of Municipal Council/City Clerk
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Ceremonial Street Designation
Honoree: Rolando Velasquez
Date(s): TBD
Official Street Name(s): Intersection of Summer Avenue and Verona Avenue
Ceremonial Intersection Name: Rolando Velasquez Boulevard
Sponsor: Council Member, Luis A. Quintana
Additional Information:

Sponsors: Honorable Quintana

7R8-c [21-0178](#) **RECOGNIZING & COMMENDING**

Sponsored by Council Member Luis A. Quintana

1. Diego Paul Puchi, Director of Radio Ecuamor FM
2. Gabriela Campoverde, La Muñeca Programa Activando tu Mañana
3. Patty Armijos, Programa Extasis Musical
4. Byron Quezada, Alvin DJ

7R8-d [21-0194](#) **EXPRESSING PROFOUND SORROW AND REGRET**

Sponsored by Council Member John Sharpe James

1. Deloris Hilton Dizly

ADDED STARTER - RESOLUTION

7R2-c [21-0105](#)
(as)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: To convey City-owned property to facilitate development of affordable housing.

Entity Name: Kawaida Towers, L.P.

Entity Address: 909 Third Avenue, 21st Floor, New York, New York 10022

Sale Amount: \$23,847.68

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

Assessed Amount: \$2,276,400.00

Appraised Amount: \$1,180,000.00

Contract Period: Construction to commence within six (6) months of obtaining governmental approval and be completed within eighteen (18) months of commencement.

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)

17-21 Halsey Street/Block 20/Lot 1/Central Ward

Additional Information:

Sale Price: Total Square Footage X PSF = 5961.92 X \$4.00 = \$23,847.68

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

MOTIONS

11. HEARING OF CITIZENS

[21-0179](#)

1. QUAWEE ELMORE
2. DION McCUTCHEON
3. LISA MITCHELSON-PARKER
4. FELICIA ALSTON-SINGLETON
5. GAYLE CHANEYFIELD JENKINS
6. MUNIRAH EL-BOMANI
7. DEBRA SALTERS

12. ADJOURNMENT

**MILDRED C. CRUMP
PRESIDENT OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY**

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