

City of Newark

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



Meeting Agenda - Final

REGULAR MEETING

Wednesday, July 22, 2020

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 on December 4, 2019. In addition, the agenda for this meeting was disseminated on July 17, 2020 at the time of preparation.

4. ROLL CALL

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

- 5.-a** [20-0864](#) High Park Gardens Cooperative Corporation, Financial Statements, December 31, 2019

6. ORDINANCES**6F First Reading**

6F-a [20-0468](#) **AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE, THE DIRECTOR OF THE DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS, TO ENTER AND EXECUTE A LEASE AGREEMENT WITH UNIVERSITY HOSPITAL, A BODY CORPORATE AND POLITIC OF THE STATE OF NEW JERSEY, 150 BERGEN STREET, NEWARK, NEW JERSEY 07101 (LANDLORD), FOR THE PROPERTY LOCATED AT 140 BERGEN STREET, BLOCK 211, LOT 1, PORTION OF LEVEL E, (CENTRAL WARD) FOR THE PERIOD COMMENCING ON MARCH 1, 2020, AND TERMINATING ON FEBRUARY 28, 2021, FOR AN ANNUAL RENT OF \$122,330.40, FOR USE AS AN AMBULATORY CARE FACILITY.**

6F-b [20-0770](#) **AN ORDINANCE TO AMEND TITLE XXIX ENTITLED "STREETS AND SIDEWALKS" OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, 2000, AS AMENDED AND SUPPLEMENTED TO REPEAL AND REPLACE CHAPTER 28 RELATING TO THE INSTALLATION OF COMMUNICATIONS FACILITIES IN THE STREETS AND MAKE OTHER RELATED AMENDMENTS TO TITLE XXIX.**

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 August 5, 2020 at 12:30 p.m., 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 [20-0629](#) **BOND ORDINANCE PROVIDING FOR THE LOCAL UNIT'S ALLOCABLE SHARE OF THE FLOOD MITIGATION FACILITIES PROJECT OF THE JOINT MEETING OF ESSEX AND UNION COUNTIES, BY AND IN THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, APPROPRIATING \$2,705,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,705,000.00 BONDS OR NOTES TO FINANCE THE COST THEREOF.**

[DEFERRED 6PSF-d 070820](#)

- 6PSF-b [20-0407](#) ORDINANCE GRANTING A TWENTY-FIVE (25) YEAR TAX ABATEMENT TO MORRIS DOREMUS AVENUE ASSOCIATES URBAN RENEWAL, LLC, C/O MORRIS COMPANIES, 350 VETERANS BOULEVARD, RUTHERFORD, NEW JERSEY 07070, FOR A PROJECT TO CONSTRUCT AN APPROXIMATE 872,000 SQUARE FOOT BUILDING FOR WAREHOUSE USE AND ASSOCIATED OFFICE SPACE, CAR AND TRAILER PARKING AND LOADING DOCKS LOCATED AT 173-269 DOREMUS AVENUE, NEWARK, NEW JERSEY AND IDENTIFIED ON THE CITY'S OFFICIAL TAX MAP AS BLOCK 5016, LOTS 1, 3, 6 AND 30 AND BLOCK 5016.01, LOTS 10 AND 20. (EAST WARD)
- 6PSF-c [20-0496](#) ORDINANCE AMENDING TITLE III, MUNICIPAL COUNCIL, OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, BY ADDING A NEW CHAPTER 12, ENTITLED CONSTABLES, TO ESTABLISH LIMITATIONS OF AUTHORITY, POLICIES AND PROCEDURES TO BE FOLLOWED.
- 6PSF-d [20-0689](#) AN ORDINANCE OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY, PROVIDING FOR BUILDING IMPROVEMENTS AND UPGRADES TO THE GREEN STREET/LINER BUILDINGS IN THE CITY AND APPROPRIATING \$2,500,000.00 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$2,375,000.00 IN BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COSTS THEREOF.

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**7R1 Administration**

7R1-a [20-0565](#) **Dept/ Agency:** Administration/Office of Management and Budget
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Temporary Emergency Appropriation
Purpose: To provide Ryan White HIV/AIDS Health and Support Services for Ending the HIV Epidemic in the City of Newark.
Funding Source: United States Department of Health and Human Services, Health Resources and Services Administration
Appropriation Amount: \$1,000,000.00
Budget Year: 2020
Contract Period: March 1, 2020 through February 28, 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 will be submitted under separate cover as Legistar File #20-0558.
Funds accepted by Resolution N/A
Operating Agency: Department of Health and Community Wellness
Two-Thirds vote of full membership required.

7R1-b [20-0757](#) **Dept/ Agency:** Administration/Office of Management and Budget
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Temporary Emergency Appropriation
Purpose: To provide funds for the operating expenses until the adoption of the 2020 Operating Budget for the City of Newark and Department of Water and Sewer Utilities.
Funding Source: 2020 Budget
Appropriation Amount: \$52,034,593.00
Budget Year: 2020
Contract Period: August 1, 2020 through August 31, 2020
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:
Funds accepted by Resolution
Operating Agency: All Departments
Two-Thirds vote of full membership required.

7R2 Economic and Housing Development

7R2-a [20-0060](#) **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: To rehabilitate the existing structure and construct two (2) two (2) family homes on the vacant land to create affordable rental or for-sale housing.
Entity Name: A Brick At A Time, LLC
Entity Address: 490 East Kennedy Boulevard, Lakewood, New Jersey 08701-0870
Sale Amount: \$90,160.00
Cost Basis: (X) \$6.00 - \$10.00 PSF () Negotiated () N/A ()
Other:
Assessed Amount: \$138,600.00
Appraised Amount: \$0.00
Contract Period: To be commenced within three (3) months and be completed within eighteen (18) months following the transfer of property ownership by the City
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)
174 Scheerer Avenue/Block 3665/Lot 41/South Ward
171-173 Shephard Avenue/Block 3665/Lot 72/South Ward
421-423 Clinton Place/Block 3717/Lot 51/South Ward
Additional Information:
Vacant Land = 7,260 square feet X \$6.00 = \$43,560.00
Structure = 4,660 square feet X \$10.00 = \$46,600.00
Total Sale Price: \$90,160.00
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 [20-0105](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To rehabilitate property for owner occupied housing.**Entity Name:** Ali Abdollahi**Entity Address:** 8 Oriental Street, Newark, New Jersey 07104**Sale Amount:** \$10,546.10**Cost Basis:** (X) \$10.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$52,400.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within twelve (12) months following transfer of property ownership by the City**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)**

10 ½ Oriental Street/Block 567/Lot 62/North Ward

Additional Information:Sale Price: Total Square Footage X PSF = 1054.61 X \$10.00 =
\$10,546.10Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004,
establishing the minimum sale price of City-owned properties.

7R2-c [20-0179](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To redevelop property as parking for an adjacent home.**Entity Name:** Custer Ave Lot 186, LLC**Entity Address:** 683 Kearny Avenue, Suite 1, Kearny, New Jersey
07032**Sale Amount:** \$11,548.00**Cost Basis:** (X) \$4.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$36,400.00**Appraised Amount:** 0.00**Contract Period:** To commence within three (3) months and be completed within twelve (12) months following transfer of property ownership by the City**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)**

186 Custer Avenue/Block 3604/Lot 61/South Ward

Additional Information:

Sale Price: Total Square Footage x PSF = 2,887 X \$4.00 = \$11,548.00

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

7R2-d [20-0200](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To rehabilitate the property to construct owner occupied one (1) family home.**Entity Name:** Malkia L. King**Entity Address:** 337 Goldsmith Avenue, Newark, New Jersey 07112**Sale Amount:** \$36,800.00**Cost Basis:** (X) \$10.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$116,900.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within three (3) months and be completed within twelve (12) months from the transfer of property ownership by the City**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)**

133-137 Goldsmith Avenue/Block 3699/Lot 1/South Ward

Additional Information:

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

7R2-e [20-0207](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To redevelop the property to expand a side yard and create parking for the adjacent real-estate property located at 760 South 15th Street, Newark, New Jersey 07103.**Entity Name:** Janet Ojeabulu**Entity Address:** 760 South 15th Street, Newark, New Jersey, 07103**Sale Amount:** \$9,500.00**Cost Basis:** (X) \$4.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$30,600.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within twelve (12) months from the transfer of ownership by the City**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)**

758 South 15th Street/Block 2634/Lot 32/South Ward

Additional Information:

Sale Price: Total Square Footage x PSF = 2,375 X \$4.00 = \$9,500.00

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

7R2-f [20-0595](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To construct a mixed-use development consisting of one (1) storefront commercial unit and twenty (20) residential units.**Entity Name:** S.A.T. Urban Renewal Entity, LLC**Entity Address:** 156 Elizabeth Avenue, Newark, New Jersey 07108**Sale Amount:** \$55,300.00**Cost Basis:** (X) \$10.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$114,400.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within three (3) months and be completed within twenty four (24) months following transfer of property ownership by the City**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)**

144 Elizabeth Avenue/Block 2776/Lot 8/South Ward

142 Elizabeth Avenue/Block 2776/Lot 9/South Ward

Additional Information:Sale Price: (Total Square Footage x Price PSF) = 5,530 X \$10.00 =
\$55,300.00Sale at prices set forth by Ordinance 6S&Fh, adopted April 7, 2004,
establishing the minimum sale price of City-owned properties.

7R4 Finance**7R4-a** [20-0722](#)**Dept/ Agency:** Finance**Action:** () Ratifying (X) Authorizing () Amending**Purpose:** Confirming Bond Sale**Amount to be Financed:** \$123,500,000.00**Source of Appropriation:** Bonds**Purchaser:****Project Information:****(Description/ Project No./Amount Appropriated/Ordinance No.)**

RESOLUTION OF THE CITY OF NEWARK, COUNTY OF ESSEX, STATE OF NEW JERSEY PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$88,000,000.00 QUALIFIED GENERAL IMPROVEMENT REFUNDING BONDS, NOT TO EXCEED \$30,000,000.00 QUALIFIED SCHOOL REFUNDING BONDS AND NOT TO EXCEED \$5,500,000.00 QUALIFIED WATER UTILITY REFUNDING BONDS (COLLECTIVELY, THE "REFUNDING BONDS") TO REFUND CERTAIN QUALIFIED GENERAL IMPROVEMENT REFUNDING BONDS, SERIES 2010A, QUALIFIED SCHOOL BONDS, SERIES 2010C AND QUALIFIED WATER UTILITY BONDS, SERIES 2010D, ALL DATED JUNE 16, 2010 AND PROVIDING FOR THE FORM, MATURITIES AND OTHER DETAILS OF SAID REFUNDING BONDS; AUTHORIZING A PRELIMINARY OFFICIAL STATEMENT AND AN OFFICIAL STATEMENT; PROVIDING FOR THE SALE OF SUCH REFUNDING BONDS ON A NEGOTIATED BASIS; AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF A CONTINUING DISCLOSURE CERTIFICATE, AN ESCROW DEPOSIT AGREEMENT AND BOND PURCHASE CONTRACT (THE "BOND RESOLUTION").

Additional Information:

7R4-b [20-0793](#)**Dept/ Agency:** Finance**Action:** () Ratifying (X) Authorizing () Amending**Purpose:** Confirming Bond Sale**Amount to be Financed:** \$2,502,566.00**Source of Appropriation:** Notes**Purchaser:** New Jersey Infrastructure Bank (NJIB)**Project Information:****(Description/ Project No./Amount Appropriated/Ordinance No.)**

RESOLUTION OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY, DETERMINING THE FORM AND OTHER DETAILS OF ITS NOTE OR NOTES RELATING TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK, TO BE ISSUED IN THE ORIGINAL OR AGGREGATE PRINCIPAL AMOUNT OF UP TO \$2,502,566.00, AND PROVIDING FOR THE ISSUANCE AND SALE OF SUCH NOTE OR NOTES TO THE NEW JERSEY INFRASTRUCTURE BANK, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH NOTE OR NOTES BY THE CITY OF NEWARK IN FAVOR OF THE NEW JERSEY INFRASTRUCTURE BANK, ALL PURSUANT TO THE NEW JERSEY INFRASTRUCTURE BANK CONSTRUCTION FINANCING PROGRAM AND IN CONNECTION WITH THE CITY'S PEQUANNOCK WATER TREATMENT PLANT IMPROVEMENTS.

Additional Information:**7R4-c** [20-0826](#)**Dept/ Agency:** Finance**Action:** () Ratifying (X) Authorizing () Amending**Purpose:** Tax Collector to issue estimated tax bills, Third Quarter of 2020**Estimated Tax Levy:** \$471,202,687.00**Estimated Tax Rate:** \$3.816**Additional Information:**

Resolution authorizing the Tax Collector to issue estimated tax bills for the Third Quarter of 2020.

Estimated tax bills are needed until the 2020 Budget is adopted.

7R5 Health and Community Wellness

7R5-a [20-0558](#) **Dept/ Agency:** Health and Community Wellness
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Acceptance of Grant Funds
Purpose: To provide Ryan White HIV Health and Support Services for Ending the Epidemic in the City of Newark and the Newark Eligible Metropolitan Area (EMA).
Entity Name: United States Department of Health and Human Services, Health Resources and Services Administration (HRSA)
Entity Address: 5600 Fishers Lane, Rockville, Maryland 20857
Grant Amount: \$1,000,000.00
Total Project Cost: \$0.00
City Contribution: \$0.00
Other Funding Source/Amount: \$0.00
Grant Period: March 1, 2020 through February 28, 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:
Represents full award for FY20

7R6 Law

7R6-a [20-0673](#) **Dept/ Agency:** Law
Action: () Ratifying (X) Authorizing () Amending
Purpose: Pre-Litigation Settlement
Docket No.:
Claimant: Ugochukwu Nwaokoro
Claimant's Attorney: Ejikeme N. Uzor, Esq.
Attorney's Address: 2386 Morris Avenue, Suite 100, 2nd Floor, Union, New Jersey 07083
Settlement Amount: \$77,910.95
Funding Source: 2020 Budget/Department of Law/NW025, Dept. 25T, Division/Project 5T25 and Account #96320/Insurance Fund Trust
Additional Comments:
Total settlement amount of \$77,910.95 payable to Ugochukwu Nwaokoro as back pay.

7R8 Municipal Council and City Clerk

- 7R8-a** [20-0587](#) **Dept/ Agency:** Offices of Municipal Council/City Clerk
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Exception to Public Bidding - N.J.S.A. 40A:11-5(1)(dd) provides for the award of a contract for proprietary computer system as an exception to public bidding because the provision or performance of goods and services is for the support and maintenance of proprietary computer hardware and software.
Purpose: To provide for the provision of hosting, support, upgrades, maintenance and managed services of computer hardware and software of the system known as, Legistar Legislative Management Software.
Entity Name: Granicus, Inc.
Entity Address: 408 Saint Peter Street, Suite 600, Saint Paul, Minnesota 55102
Contract Amount: Not to exceed \$97,234.37
Funding Source: 2020 Budget/Office of the City Clerk/Bus. Unit: NW011, Dept. 020, Div. 0201, Acct. 7128
Contract Period: May 1, 2020 through April 30, 2021
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS
(X) Non-Fair & Open (X) No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:
Partial Certification of Funds in the amount of \$50,000.00.

7. ADDED STARTER RESOLUTIONS**7R2 Economic and Housing Development**

7R2-g [20-0874](#)
(as)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Redevelopment Agreement

Purpose: First Amendment to Agreement for Sale of Land and Redevelopment

Entity Name: 650 Springfield Ave Urban Renewal, LLC and 41 19th Ave Urban Renewal, LLC

Entity Address: 61 Deans Lane, Monmouth Junction, New Jersey 08882

Contract Amount: N/A

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:

The First Amendment to the Redevelopment Agreement will update the Project description and permit the development of a portion of the Project, as defined in the Agreement, by 41 19th Ave Urban Renewal, LLC, an affiliate, for the period of twelve (12) to twenty-four (24) months of receiving the building permits.

List of Property:

(Address/Block/Lot

ADDRESS/BLOCK/LOT

650-656 Springfield Avenue/364/21
709 South 16th Street/364/9
711 South 16th Street/364/10
713 South 16th Street/364/11
715 South 16th Street/364/12
717 South 16th Street/364/13
708 South 17th Street/364/28
712 South 17th Street/364/26
714-716 South 17th Street/364/24
718-722 South 17th Street/364/22
724-726 South 17th Street/364/29
55 19th Avenue/364/1

7R2-h [20-0686](#)
(as)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: First Amendment to Redevelopment Agreement in order to make certain revisions to the Agreement that were requested by the New Jersey Housing and Mortgage Finance Agency (the "NJHMFA") as a condition of financing this Project.

Entity Name: Jelliff Senior Estates Urban Renewal, LLP

Entity Address: 71 Lake Avenue, Colonia, New Jersey 07067

Sale Amount: \$0.00

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

Assessed Amount: \$0.00

Appraised Amount: \$0.00

Contract Period: N/A

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

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

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

List of Property:

(Address/Block/Lot/Ward)

220-224 Jelliff Avenue/Block 2681/Lot 34/South Ward

226-230 Jelliff Avenue/Block 2681/Lots 31,32/South Ward

Additional Information:

Original Resolution 7R2-i(AS) adopted on February 19, 2020 authorized the Redevelopment Agreement.

7R2-i [20-0690](#)
(as)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Need for Housing Project

Purpose: To amend the Resolution of Need adopted on June 20, 2018 as Resolution 7R2-g(AS) to reduce the number of senior-restricted units to be constructed by Jelliff Senior Estates Urban Renewal, LLP on the Project, financed through the NJHMFA's Low Income Housing Tax Credit Program, from fifty-one (51) to fifty (50) to comply with the condition of the approval granted by the Newark Zoning Board of Adjustment that the applicant eliminate the two (2) bedroom apartment on the first floor.

Entity Name: Jelliff Senior Estates Urban Renewal, LLP

Entity Address: 71 Lake Avenue, Colonia, New Jersey 07067

Funding Source: NJ Housing Mortgage Finance Agency Program (Low Income Housing Tax Credit); Community and Economic Development Dedicated Trust Fund

Total Project Cost: \$14,699,096.00

City Contribution: \$500,000.00

Other Funding Source/Amount: Low Income Housing Tax Credits/\$4,857,114.00; HMFA Perm Loan/\$6,100,000.00; HMFA Sandy Special Needs Housing Fund/\$2,210,000.00; Borrower Deferred Developer Fee/\$580,255.00; Borrower Sponsor Loan \$451,727.00

List of Properties:

(Address/Block/Lot/Ward)

220-224 Jelliff Avenue/Block 2681/Lot 34/South Ward

226-230 Jelliff Avenue/Block 2681/Lots 31, 32/South Ward

Additional Information:

Original Resolution of Need 7R2-g(AS) adopted on June 20, 2018.

7R2-j [20-0884](#)
(as)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Federal HUD HOME Loan and Grant Funds

Purpose: A resolution authorizing the subordination of the City's liens granted by Bergen Street Redevelopment Urban Renewal, LLC to its new construction lender, DB 360 LLC, and the execution of: (i) a Consent to Assignment of City Agreements; and (ii) Subordination Agreement with the Senior Lender in connection with the construction of a mixed used project called Tucker View Apartments consisting of two (2) buildings along Bergen Street in the South Ward: Building A - five (5) stories, thirty-two (32) residential units, over commercial space, and fourteen (14) parking spaces, and Building B - consisting of four (4) stories, ten (10) residential units, and a community center on the ground floor on the property commonly known as 1037-1047 Bergen Street and 1057-1059 Bergen Street, Newark, New Jersey 07112 and identified on the Official Tax Map of the City as Block 3661, Lots 3, 5 and 8, and Block 3660, Lot 11.

Entity Name: Bergen Street Redevelopment Urban Renewal, LLC

Entity Address: 953 Bergen Street, Newark, New Jersey 07112

Grant Amount: \$1,300,000.00 and \$1,900,000.00

Funding Source: Federal HUD HOME Loan and Grant Funds

Contract Period: Agreement shall be for a period of thirty (30) years from the date when a Certificate of Occupancy has been issued by the City and the first low income eligible tenant occupies the Affordable Housing Units

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

List of Property: (if applicable)

(Address/Block/Lot/Ward)

1037-1047 Bergen Street/ Block 3661/ Lot 3, 5 and 8/ South Ward

1057-1059 Bergen Street/Block 3660/ Lot 1/South Ward

Additional Information:

To grant financial assistance for a Project consisting of two (2) mixed-use buildings along Bergen Street: Building A - five (5) stories, thirty-two (32) residential units, over commercial space, and fourteen (14) parking spaces, and Building B - consisting of four (4) stories, ten (10) residential units, and a community center on the ground floor located at 1037-1047 Bergen Street and 1057-1059 Bergen Street, Newark New Jersey 07112 and identified on the Official Tax Map of the City as Block 3661, Lot 3, 5 and 8, and Block 3660, Lot 11.

8. COMMUNICATIONS

Received from Business Administrator Eric S. Pennington.

- 8.-a [20-0754](#) ORDINANCE OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:4-53 TO FUND CONTRACTUALLY REQUIRED SEVERANCE LIABILITIES.
- 8.-b [20-0763](#) ORDINANCE TO AMEND TITLE 2, CHAPTER 5, DEPARTMENT OF ADMINISTRATION, ARTICLE 4 DIVISION OF CENTRAL PURCHASING, SUBSECTION 2:5-13.2., POWERS AND DUTIES OF CITY PURCHASING AGENT, OF THE REVISED ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, AS AMENDED AND SUPPLEMENTED TO RAISE THE THRESHOLD FOR BIDDING REQUIREMENTS FOR PUBLIC CONTRACTS FROM \$40,000.00 TO \$44,000.00 AND INFORMAL QUOTATION THRESHOLD FROM \$6,000.00 TO \$6,600.00

8.-c [20-0849](#) THIS ORDINANCE SECURES BONDS OR OTHER OBLIGATIONS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE "REDEVELOPMENT AREA BOND FINANCING LAW" AND THE LIEN HEREOF IN FAVOR OF THE OWNERS OF SUCH BONDS OR OTHER OBLIGATIONS IS A MUNICIPAL LIEN SUPERIOR TO ALL OTHER NON-MUNICIPAL LIENS HEREINAFTER RECORDED.

AN ORDINANCE GRANTING A THIRTY YEAR (30) YEAR TAX ABATEMENT TO 777 MCCARTER URBAN RENEWAL, LLC, C/O BORAIE DEVELOPMENT, LLC, 120 ALBANY STREET, NEW BRUNSWICK, NEW JERSEY 08901, FOR A PROJECT TO CONSTRUCT A NEW THIRTY-TWO (32) STORY BUILDING CONSISTING OF APPROXIMATELY TWO HUNDRED NINETY-SIX (296) MARKET RATE RESIDENTIAL UNITS, SEVENTY-FOUR (74) AFFORDABLE HOUSING RENTAL UNITS, 13,026 SQUARE FEET OF COMMERCIAL SPACE AND TWO HUNDRED TWENTY-FIVE (225) STRUCTURED PARKING SPACES LOCATED AT 769-781 MCCARTER HIGHWAY, NEWARK, NEW JERSEY AND IDENTIFIED ON THE CITY'S TAX MAP AS BLOCK 161, LOT 1.02 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 \$18,000,000.00 AND DETERMINING VARIOUS OTHER MATTERS IN CONNECTION THEREWITH. (EAST WARD)

8. COMMUNICATIONS**Received from the Honorable Ras J. Baraka, Mayor.**

- 8.-d** [20-0765](#) **Dept/ Agency:** Office of the Mayor
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Re-Appointment
Purpose: Re- appointment Alternate #1 to the Central Planning Board
Name of Appointee: Paul L. Oliver, Jr.
Address: 814 South 20th Street, Newark, New Jersey 07108
Appointment Term: Commencing upon confirmation and ending on March 12, 2022
Additional Information:
Sponsor:
- 8.-e** [20-0856](#) **Dept/ Agency:** Office of the Mayor
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Re-appointment
Purpose: Newark Housing Authority
Name of Appointee: Council Member, Eddie Osborne
Appointment Term: Term to commence upon Municipal Council approval and ending on April 20, 2025
Sponsor:
Additional Information:
- 8.-f** [20-0842](#) **Dept/ Agency:** Office of the Mayor
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Re-appointment
Purpose: Newark Municipal Court Judge
Name of Appointee: Honorable Sybil M. Elias, M.C.J.
Appointment Term: Three (3) year term to commence upon Municipal Council confirmation
Sponsor:
Additional Information:

- 8.-i [20-0136](#) AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO 650 SPRINGFIELD AVE URBAN RENEWAL, LLC, 61 DEANS LANE, MONMOUTH JUNCTION, NEW JERSEY 08852 FOR A PROJECT TO REHABILITATE SIX (6) AFFORDABLE HOUSING UNITS AND CONSTRUCT TEN (10) NEW AFFORDABLE HOUSING UNITS WITH APPROXIMATELY 1,900 SQUARE FEET OF COMMERCIAL AND COMMUNITY SPACE LOCATED AT 650-656 SPRINGFIELD AVENUE, 710 SOUTH 17TH STREET, AND 724-726 SOUTH 17TH STREET (50% OF THE PROPERTY), NEWARK, NEW JERSEY 07103, AND IDENTIFIED ON THE CITY'S OFFICIAL TAX MAP AS BLOCK 364, LOTS 21, 27, AND 29 (50% OF THE PROPERTY). (SOUTH WARD)
- (as)

MOTIONS

12. ADJOURNMENT

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