

# City of Newark

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



## Meeting Agenda - Final

### SPECIAL MEETING

Tuesday, April 26, 2022

10:00 AM

Council Chamber

### 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*

**1. CALL TO ORDER**

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***STATEMENT OF OPEN PUBLIC MEETING 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, allowing virtual meetings in January and February. In addition, the agenda for this meeting was disseminated on April 22, 2022 at the time of preparation and posted on the website of the City of Newark.*

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

**6PSF-a (s) [22-0034](#) AN ORDINANCE GRANTING A FIVE (5) YEAR TAX ABATEMENT, FOR A PROJECT CONSISTING OF TWO-FAMILY NEW CONSTRUCTION, ON REAL PROPERTY KNOWN AS 319 LAFAYETTE STREET MORE SPECIFICALLY IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 1984, LOT 27. (EAST WARD)  
DEFERRED 6PSF-j 042022**

**6PSF-b (s) [22-0044](#) AN ORDINANCE GRANTING A FIVE (5) YEAR TAX ABATEMENT, FOR A PROJECT CONSISTING OF A THREE-FAMILY NEW CONSTRUCTION, ON REAL PROPERTY KNOWN AS 217-219 FAIRMOUNT AVENUE, MORE SPECIFICALLY IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 263, LOT 58.01. (WEST WARD)  
DEFERRED 6PSF-k 042022**

- 6PSF-c     [22-0046](#)     AN ORDINANCE GRANTING A FIVE (5) YEAR TAX ABATEMENT,  
(s)                             FOR A PROJECT CONSISTING OF A THREE-FAMILY NEW  
CONSTRUCTION, ON REAL PROPERTY KNOWN AS 221  
FAIRMOUNT AVENUE MORE SPECIFICALLY IDENTIFIED ON THE  
OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 263,  
LOT 58.02. (WEST WARD)  
DEFERRED 6PSF-I 042022
- 6PSF-d     [22-0049](#)     AN ORDINANCE GRANTING A FIVE (5) YEAR TAX ABATEMENT,  
(s)                             FOR A PROJECT CONSISTING OF A TWO-FAMILY NEW  
CONSTRUCTION, ON REAL PROPERTY KNOWN AS 351 ELM  
STREET MORE SPECIFICALLY IDENTIFIED ON THE OFFICIAL  
TAX MAP OF THE CITY OF NEWARK, AS BLOCK 1980, LOT  
21.01. (EAST WARD)  
DEFERRED 6PSF-m 042022
- 6PSF-e     [22-0083](#)     AN ORDINANCE GRANTING A FIVE (5) YEAR TAX ABATEMENT,  
(s)                             FOR A PROJECT CONSISTING OF A TWO-FAMILY NEW  
CONSTRUCTION, ON REAL PROPERTY KNOWN AS 301 NORTH  
13TH STREET MORE SPECIFICALLY IDENTIFIED ON THE  
OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 1960,  
LOT 41.02. (NORTH WARD)  
DEFERRED 6PSF-n 042022

**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****7R2 Economic and Housing Development**

- 7R2-a (s)**    [22-0483](#)    **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Need for Housing Project  
**Purpose:** To determine whether the proposed Project will meet an existing housing need within the City of Newark, pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines.  
**Entity Name:** MAR NHA WSV Phase 1, LLC  
**Entity Address:** 921 Elizabeth Avenue, 5th Floor, Elizabeth, New Jersey 07201  
**Funding Source:** New Jersey Housing Mortgage Finance Agency Program (Low Income Housing Tax Credit)  
**Total Project Cost:** \$22,035,536.00  
**City Contribution:** To Be Determined  
**Other Funding Source/Amount:** \$0.00  
**List of Properties:**  
**(Address/Block/Lot/Ward)**  
530-570 South 13th Street/Block 310/Lot 1/Central Ward  
**Additional Information:**

7R2-b (s) [22-0553](#)**Dept./ Agency:** Economic and Housing Development**Action:** (X) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Resolution of Support**Purpose:** To provide Municipal Council support, for the submission of an application, for tax credits sought by 81-93 Orange Street Urban Renewal, LLC, the Developer, under the NJ Aspire Tax Credit Program to the New Jersey Economic Development Authority**Entity Name:** 81-93 Orange Street Urban Renewal, LLC**Entity Address:** Pasadena, Maryland 21122**Grant Amount:** \$60,000,000.00 - Tax Credit Amount**Total Project Cost:** \$185,902,712.00**City Contribution:** \$0.00**Other Funding Source/Amount:** Traditional debt financing and equity funding**Grant Period:** Ten (10) years - Tax Credit Period, from project completion date**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**

81-93 Orange Street/Block 31/Lot 27/Central Ward

**Additional Information:**

**7R4 Finance**

- 7R4-a (s)**    [22-0531](#)    **Dept/ Agency:** Finance  
**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Purpose:** Confirming Bond Sale  
**Amount to be Financed:** \$5,000,000.00  
**Source of Appropriation:** Bonds  
**Purchaser:** New Jersey Infrastructure Bank  
**Project Information:**  
(Description/ Project No./Amount Appropriated/Ordinance No.)  
RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING \$5,000,000.00 QUALIFIED GENERAL OBLIGATION BONDS OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY, AND PROVIDING FOR THEIR SALE TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, PURSUANT TO THE STATE FISCAL YEAR 2022, NEW JERSEY WATER BANK WIFIA FINANCING PROGRAM FOR FUNDING THE CITY'S REPLACEMENT OF WATER DISTRIBUTION MAINS PROJECT.  
**Additional Information:**
- 7R4-b (s)**    [22-0532](#)    **Dept/ Agency:** Finance  
**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Purpose:** Approving Loan and Escrow Agreements for Replacement of Water Distribution Mains Project.  
**Amount to be Financed:** \$5,000,000.00  
**Source of Appropriation:** Bonds  
**Project Information:**  
(Description/ Project No./ Amount Appropriated/Ordinance No.)  
RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF LOAN AGREEMENTS TO BE EXECUTED BY THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY AND EACH OF THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, ALL PURSUANT TO THE STATE FISCAL YEAR 2022, WATER BANK WIFIA FINANCING PROGRAM FOR FUNDING THE CITY'S REPLACEMENT OF WATER DISTRIBUTION MAINS PROJECT.  
**Additional Information:**

**8. COMMUNICATIONS**

Received from Business Administrator Eric S. Pennington.

- 8.-a (s) [21-0707](#) AN ORDINANCE GRANTING A TWENTY (20) YEAR TAX ABATEMENT TO B8 MCCARTER OWNER URBAN RENEWAL, LLC, 233 S. WACKER DRIVE, SUITE 4700, CHICAGO, ILLINOIS 60606, FOR A PROJECT TO DEMOLISH AN UNDERUTILIZED BUILDING AND CONSTRUCT A NEW CLASS A INDUSTRIAL WAREHOUSE BUILDING CONSISTING OF APPROXIMATELY 106,236 SQUARE FEET OF WAREHOUSE SPACE, 6,368 SQUARE FEET OF OFFICE SPACE AND ASSOCIATED PARKING LOCATED AT 2107-2123 MCCARTER HIGHWAY AND 2125-2143 MCCARTER HIGHWAY, NEWARK, NEW JERSEY 07104 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 829, LOTS 10 AND 25. (NORTH WARD)

**12. ADJOURNMENT**

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