

City of Newark

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



Meeting Agenda - Final

SPECIAL MEETING

Tuesday, August 11, 2020

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 7R8-a on December 4, 2019. In addition, the agenda for this meeting was disseminated on August 7, 2020 at the time of preparation.

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 and Sewer Utilities**

7. RESOLUTIONS**7R1 Administration**

- 7R1-a** [20-0443](#) **Dept/ Agency:** Administration/Division of Central Purchasing
(s) **Action:** () Ratifying (X) Authorizing () Amending
Type of Service: Bid Contract(s)
Purpose: To provide recycling services: load, transport, and disposal of leaves, rush, clippings, tree parts, logs, Christmas trees, and source-separated recyclable wood.
Entity Name(s)/Address(s): Nature's Choice Corporation, 1106 Millstone River Road, Hillsborough, New Jersey 08844
Contract Amount: Not to exceed \$400,000.00
Funding Source: Department of Public Works/Division of Sanitation: NW011-060-0603-71690-B2020/NW027-060-0603-48040-B2020
Contract Period: Not to exceed (24) twenty-four 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:
Advertisement Date: February 26, 2020
Bids Solicited: Seven (7)
Bids Received: One (1)

7R1-b [20-0571](#)
(s)

Dept/ Agency: Administration/Division of Central Purchasing

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

Type of Service: Bid Contract(s)

Purpose: To provide Consultant Services for Consolidated Plan.

Entity Name(s)/Address(s): The Aubrey Group, 648 Westfield Avenue,
#301, Elizabeth, New Jersey 07208

Contract Amount: Not to exceed \$100,000.00

Funding Source: 2019 Budget/Department of Economic and Housing
Development/NW027-A19-EC910-71280-B2019

Contract Period: August 1, 2020 through July 31, 2021

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 provide consulting services to the Department of Economic Housing and Development to develop a Five-Year Strategic Plan (Consolidated Plan).

Advertisement Date: April 1, 2020

Re-advertisement Date: April 8, 2020

Bids Solicited: Five (5)

Bids Received: Three (3)

7R2 Economic and Housing Development**7R2-a** [20-0063](#)**(s)****Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To rehabilitate the existing structures to create affordable rental or for-sale housing one (1) two (2) family home and two (2) one (1) family homes.**Entity Name:** Xclusive Investments 1, LLC**Entity Address:** 118 N Maple Avenue, East Orange, New Jersey 07017**Sale Amount:** \$64,675.00**Cost Basis:** (X) \$10.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$297,000.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within three (3) months and be completed within twelve (12) months from the transfer of 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)**

466 Avon Avenue/Block 2644/Lot 4/South Ward

493- Avon Avenue/Block 2639/Lot 22/South Ward

499 Avon Avenue/Block 2639/Lot 25/South Ward

Additional Information:

Sale Price (Total Square Footage X Price PSF) = 6,467.5 X \$10.00 = \$64,675.00

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 [20-0182](#)
(s)

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: Olamide Talabi

Entity Address: 60 Norwood Street, Newark, New Jersey 07106

Sale Amount: \$28,600.00

Cost Basis: (X) \$10.00 PSF () Negotiated () N/A () Other:

Assessed Amount: \$75,300.00

Appraised Amount: \$0.00

Contract Period: To be commenced within three (3) months and be completed within twelve (12) months from 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)

71-73 Smith Street/Block 4199/Lot 29/West Ward

Additional Information:

Total Sale Price: Square Footage X PSF = 2,860 x \$10.00 = \$28,600.00

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

7R2-c [20-0264](#)
(s)

Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: Construction of a residential private parking lot for adjacent owner occupied housing.
Entity Name: Roxanna Castro-Ortiz
Entity Address: 276 North 7th Street, Newark, New Jersey 07107
Sale Amount: \$7,640.00
Cost Basis: (X) \$4.00 PSF () Negotiated () N/A () Other:
Assessed Amount: \$17,500.00
Appraised Amount: \$0.00
Contract Period: To be commenced 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)
278 North 7th Street/Block 1929/Lot 3/Central Ward
Additional Information:
Sale Price: Total Square Footage X PSF = 1,910 X \$4.00 = \$7,640.00.
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 [20-0875](#)
(s)

Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Requesting for the Preparation of a Redevelopment Plan to the Central Planning Board
Purpose: To authorize the Central Planning Board to prepare and transmit to the Municipal Council a Proposed Redevelopment Plan for a Designated Redevelopment Area, pursuant to N.J.S.A. 40A:12A-7(f).
Additional Information:

7R2-e [20-0867](#)
(s)

Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Extraordinary Unspecifiable Services
Purpose: To provide specialized expertise and services needed to for the registration of vacant properties and collection of fees and penalties associated with the Revised General Ordinances of the City of Newark 2:10-1.4E.1 entitled Maintenance of Vacant Properties, Registration Requirements and Fees.
Entity Name: Property Registration Champions, LLC
Entity Address: 2725 Center Place, Melbourne, Florida 32940
Contract Amount: Based on fees collected
Funding Source: Based on fees collected
Contract Period: One (1) Year
Contract Basis: () Bid () State Vendor () Prof. Ser. (X) EUS
() Fair & Open (X) No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:

7R2-f [20-0873](#)
(s)

Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Declaring an Area in Need of Redevelopment
Purpose: Designating area in need of redevelopment
List of Property:
(Address/Block/Lot/Ward)
741-811 Frelinghuysen Avenue/Block 3746/Lot 1/South Ward
210-236 Dayton Street/Block 3746/Lot 10/Add'l Lot-Block 3752/Lot 25/South Ward
1-37 Ludlow Street/Block 3764/Lot 1.01/South Ward
39-83 Ludlow Street/Block 3764/Lot 1.02/South Ward
85-99 Ludlow Street/Block 3764/Lot 1.03/South Ward
101-121 Ludlow Street/Block 3764/Lot 1.04/South Ward

Additional Information:
Resolution 7R2-b adopted on April 21, 2020, authorized and directed the Central Planning Board to conduct a preliminary investigation.

7R2-g [20-0898](#)
(s)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Amend an Affordable Housing Agreement

Purpose: To amend Resolution 7R3-e adopted on September 21, 2016, to which awarded \$500,000.00 in HOME Funds to the Urban League of Essex County Opportunity Corporation, in order to authorize a First Amended Affordable Housing Agreement to:

(1) amend the duration of the Affordable Housing Agreement from December 31, 2016 through December 31, 2018 to December 31, 2016 through November 30, 2020; and

(2) award additional HOME Funds in the amount of \$195,045.00 for a total allocation of \$695,045.00, to subsidize the construction and development costs of eleven (11) HOME assisted units within a twenty-two (22) unit residential project comprising of: four (4) three (3) family homes creating twelve (12) new units, two (2) two (2) family homes creating four (4) new units and rehabilitating one (1) three (3) family home, one (1) two (2) family home and one (1) one (1) family home creating six (6) rehabilitated units. The requested increase in HOME Funds results from unanticipated expenses encountered in the course of completing the Project, including, but not limited to, remediation and clearance of underground oil tanks and fees for water and sewer connections.

Entity Name: Urban League of Essex County Opportunity Corporation

Entity Address: 508 Central Avenue, Newark, New Jersey 07107

Loan Amount: \$195,045.00 in additional funding to the original loan amount of \$500,000.00 for a total loan amount of \$695,045.00

Loan Term: December 31, 2016 through November 30, 2020

Additional Information:

Total of 11 (eleven) HOME assisted units:

217-219 Fairmount Avenue; Block 263, Lot 58.01 - three (3) family

221 Fairmount Avenue; Block 263, Lot 58.02 - three (3) family

227 Fairmount Avenue; Block 263, Lot 61.01 - three (3) family

229 Fairmount Avenue; Block 263, Lot 61.02 - two (2) family

228 Fairmount Avenue; Block 262, Lot 1 - three (3) family

224 Fairmount Avenue; Block 262, Lot 3 - two (2) family

231 Fairmount Avenue; Block 263, Lot 63 - two (2) family

479 South 14th Street; Block 329, Lot 21 - three (3) family

204 South 6th Street; Block 1778, Lot 52 - one (1) family

7R2-h [20-0933](#) **Dept/ Agency:** Economic and Housing Development
(s) **Action:** () Ratifying (X) Authorizing () Amending
Type of Service: Public Real Estate Auction
Purpose: To sell City-owned real estate property not needed for public use.
Date of Auction: Thursday, August 27, 2020
Location of Auction: Realauction.com at 10:00 A.M. (EST)
Cost Basis: () PSF () Negotiated () N/A (X) Other:
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: Refer to Resolution, Exhibit A
Additional Information:
City-owned real estate properties listed, Exhibit A.
Standard Conditions of Sale, Exhibit B.
Fifty (50) properties to be considered for auction.

7R3 Engineering

7R3-a [20-0931](#) **Dept/ Agency:** Engineering
(s) **Action:** () Ratifying (X) Authorizing () Amending
Type of Service: Adopting a Policy
Purpose: To authorize the Director of Engineering to adopt regulations implementing Ordinance 6F-b adopted by the Municipal Council on August 5, 2020 and to provide guidance to providers of wireless and wireline telecommunications seeking to place wireless and wireline telecommunications facilities in the streets.
Additional Information:

7R4 Finance**7R4-a** [20-0972](#)**(s)****Dept/ Agency:** Finance**Action:** () Ratifying (X) Authorizing () Amending**Purpose:** Application to Local Finance Board for approval of Redevelopment Area Bond Ordinance.**Name of Project(s):** 777 McCarter Urban Renewal**Amount to be Financed:** \$18,000,000.00**Funding Source:** Redevelopment Area Bonds**Local Finance Board meeting date(s):** Wednesday, September 9, 2020**Project Information:****(Description/ Project No./ Amount Appropriated/Ordinance No.)**

RESOLUTION OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY APPROVING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:12A-67(g) AND N.J.S.A. 40A:12A-29(a) IN CONNECTION WITH THE ISSUANCE OF REDEVELOPMENT AREA BONDS (NON-RECOURSE TO THE FULL FAITH AND CREDIT OF THE CITY) TO BE SECURED BY PILOT PAYMENTS FROM THE 777 MCCARTER URBAN RENEWAL PROJECT. (EAST WARD)

Additional Information:**8. COMMUNICATIONS**

Received from Business Administrator Eric S. Pennington.

8.-a [20-0872](#)**(s)**

AN ORDINANCE ADOPTING THE FAIRMOUNT COMMONS REDEVELOPMENT PLAN FOR THE AREA BOUNDED BY SOUTH ORANGE AVENUE TO THE SOUTH, SOUTH 11TH STREET TO THE EAST, 13TH AVENUE TO THE NORTH, AND WEST SIDE HIGH SCHOOL AND FAIRMOUNT CEMETERY TO THE WEST. (WEST WARD)

8.-b [20-0889](#)**(s)**

ORDINANCE AUTHORIZING THE MAYOR, AND/OR HIS DESIGNEE, THE DEPUTY MAYOR/DIRECTOR OF THE DEPARTMENT OF ECONOMIC AND HOUSING DEVELOPMENT TO ENTER INTO A LEASE AGREEMENT FOR WITH EL SID PROPERTIES, LLC ("EL SID") FOR THE PURPOSE OF RELOCATING CERTAIN PUBLIC SAFETY FACILITIES.

- 8.-c [20-0913](#) AN ORDINANCE AMENDING TITLE VIII BUSINESSES AND
(s) OCCUPATIONS, CHAPTER 7, HAWKING AND PEDDLING;
 CANVASSING AND SOLICITING, ARTICLE 2, CANVASSING AND
 SOLICITING OF THE REVISED GENERAL ORDINANCES OF THE
 CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND
 SUPPLEMENTED, BY ESTABLISHING A FEE, AND ADDING A
 NEW SUB-SECTION ESTABLISHMENT OF A NO-KNOCK
 REGISTRY.

ADJOURNMENT

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