

# City of Newark

City Hall  
920 Broad Street  
Newark, NJ 07102



## Meeting Agenda

### Special Meeting

Tuesday, March 8, 2011

10:00 AM

Council Conference Room

## Municipal Council

*Donald M. Payne, Jr., President*

*Augusto Amador, Council Member, East Ward*

*Ras J. Baraka, Council Member, South Ward*

*Mildred C. Crump, Council Member-at-Large*

*Carlos M. Gonzalez, Council Member-at-Large*

*Luis A. Quintana, Council Member-at-Large*

*Anibal Ramos, Jr., Vice President/Council Member, North Ward*

*Ronald C. Rice, Council Member, West Ward*

*Darrin S. Sharif, Council Member, Central Ward*

*Robert P. Marasco, City Clerk      Kenneth Louis, Deputy City Clerk*

1. **CALL TO ORDER**
2. **ROLL CALL**
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 by notifying by mail the Star Ledger and the Jersey Journal by posting on the designated bulletin board in the basement of City Hall and by filing in the Office of the City Clerk on December 31, 2010 the schedule of regular meetings and conferences of the Newark Municipal Council.*

#### **AGENDA RESOLUTION CODES PER DEPARTMENT**

- 1 **Administration**
- 2 **Dept. of Child and Family Well-Being**
- 3 **Economic and Housing Development**
- 4 **Engineering**
- 5 **Finance**
- 6 **Fire**
- 7 **Law**
- 8 **Mayor's Office**
- 9 **Municipal Council and City Clerk**
- 10 **Neighborhood and Recreational Services**
- 11 **Police**
- 12 **Water Sewer Utility**

**7. RESOLUTIONS****7R3 Economic and Housing Development**7R3-a (s) [11-0212](#)**Dept/ Agency:** Economic & Housing Development**Action:** ( ) Ratifying (X) Authorizing (X) Amending**Type of Service:** Application for Long-Term Tax Abatement**Purpose:** The entity will pay the City of Newark an annual service charge based on 6.28% of annual gross revenue for the residential rentals and 15% of all other income generated by the project.**Entity Name:** GKV Preservation Partnership, LP**Entity Address:** c/o Southport Financial Services, Inc., 2430 Estancia Blvd., Suite 101, Clearwater, FL 33761**Abatement Period:** Through August 31, 2024**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**

48-70 Littleton Avenue/Block 1808/Lot 1/West

4-46 Littleton Avenue/Block 1832/Lot 1/West

352-370 West Market Street/Block 1833/Lot 1 Rear, 60/West

372-374 West Market Street/Block 1833/Lot 1 Rear, 65/West

17-49 Bergen Street/Block 1834/Lot 55/West

**Additional Information:** N/A

Original tax abatement granted by Resolution # 7Rbk (as) 071101

**7Rbk (as) 071101**

Resolution approving the assignment and assumption of Tax Abatement and Financial Agreement of Georgia King Associates, a Limited Dividend Association, (Resolution 7-R-bt, December 15, 1976); to GKV Preservation Partnership, L.P., for premises bounded by Bergen, West Market, Cabinet Street and Littleton Avenue, Block 1808, Lot 1, 48-70 Littleton Avenue, Block 1832, Lot 1, 352-370 West Market Street, further, requiring GKV Preservation Partnership, L.P., to pay any and all outstanding real estate taxes, service charges, water and sewer charges within 30 days of Municipal Council approval of resolution and agreement, obtain fee simple ownership and approval of NJHMFA.

7R3-b (s) [11-0213](#)**Dept/ Agency:** Economic & Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Pledge and Assignment Agreement**Purpose:** Approve the form of Pledge and Assignment Agreement for use in Redevelopment Area Bond Financing Law Transactions**Contract Period:** Shall take effect immediately**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:**

For use where a precise form of pledge and assignment agreement was, or is, not approved in the ordinance authorizing such tax exemption, annual service charges and related pledge and assignment

7R3-c (s) [11-0215](#)

**Dept/ Agency:** Economic & Housing Development  
**Action:** ( ) Ratifying (X) Authorizing (X) Amending  
**Type of Service:** Private Sale/Redevelopment  
**Purpose:** Amend Resolution 7R3-a 070208, to reinsert the property for Sale of Land and Redevelopment  
**Entity Name:** Jarid Jamar Construction Company, Inc.  
**Entity Address:** 9 Weber Road, West Orange, NJ 07052  
**Sale Amount:** \$6,000.00  
**Cost Basis:** ( ) \$\_\_\_\_ PSF ( ) Negotiated ( ) N/A (X) Other: \$2,000 per housing unit, 3 units  
**Assessed Amount:** Not provided  
**Appraised Amount:** Not provided  
**Contract Period:** Commenced within six months and completed within 12 months  
**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  
130-132 West End Avenue/4042/17/West Ward  
**Additional Information:** N/A

**7R3-a 070208**

**Dept/ Agency:** Economic & Housing Development  
**Action:** ( ) Ratifying (X) Authorizing (X) Amending  
**Type of Service:** Amending 7R3-a (s) 121107  
**Purpose:** Deleting Property from list for private sale: 130-132 West End Avenue, Block 4042, Lot 17 (Property no longer owned by the City of Newark). Leaving only 141 West End Avenue and 180 Littleton Avenue on the for private sale list.  
**Entity Name:** Jarid Jamar Construction Company, Inc.  
**Entity Address:** 9 Weber Road, West Orange, NJ 07052  
**Contract Amount:** 4 units at \$2,000.00 per unit for a total not to exceed \$8,000.00  
**Contract Period:** N/A  
**Contract Basis:** Private Sale  
**Additional Information:** N/A

**7R7 Law**7R7-a (s) [11-0216](#)**Dept/ Agency:** Law**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Purpose:** Settlement of Civil Litigation**Docket No.:** CSVOT 11778-2009N**Claimant:** Wendell Harper**Claimant's Attorney:** Fusco and Macaluso, LLC.**Attorney's Address:** 150 Pssaic Avenue, Passaic, NJ 07055**Settlement Amount:** \$220,000.00**Funding Source:** City of Newark Budget/ Police Department**Additional Comments:** N/A**Invitation:** Corporation Counsel, March 8, 20117R7-b (s) [11-0217](#)**Dept/ Agency:** Law**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Purpose:** Settlement of Civil Litigation**Docket No.:** CO-2007-070, CO-2007-071, and CO-2008-136**Claimant:** Lieutenant Gregory Gilhooley, Lieutenant Gary Vickers, Lieutenant Amilkar Velez and Sergeant Scott Sayre**Claimant's Attorney:** Markowitz & Richman, Esqs.**Attorney's Address:** 1100 North American Building, 121 South Broad Street, Philadelphia, PA 19107**Settlement Amount:** \$48,507.72**Funding Source:** City of Newark Budget/ Police Department**Additional Comments:** N/A**Invitation:** Corporation Counsel, March 8, 2011

**7R9 Municipal Council and City Clerk**

7R9-a (s) [11-0218](#) **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Hold Harmless and Indemnification Agreement  
**Purpose:** North Ward Tax Appeal Seminar  
**Entity Name:** Newark Board of Education  
**Entity Address:** 2 Cedar Street, Newark, NJ 07102  
**Event Date:** Tuesday, March 15, 2011  
**Event Time:** 6:00 P.M. to 9:00 P.M.  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient (X) n/a  
**Event Information:**  
**Facility/Location/Area**  
Park Elementary School, 120 Manchester Place, Newark, NJ  
07104/Library  
**Additional Information:** N/A

**8. COMMUNICATIONS****Received from Business Administrator Neals.**

- 8.-a (s) 11-0210 An Ordinance granting a Thirty (30) Year Tax Abatement to 75 First Street Associates Urban Renewal Entity, LLC., the owner of a commercial/retail project located on property identified on the Official Tax Map as Block 1880, Lot 1, and more commonly known as 75-85 First Street/65-103 Dickerson Street, for the period commencing from the date of issuance of the certificate of occupancy and expiring Thirty (30) Years thereafter.
- 8.-b (s) 11-0211 An Ordinance granting a Thirty (30) Year Tax Abatement to 360-394 Springfield Urban Renewal Company LLC., the owner of a commercial/retail project located on property identified on the Official Tax Map as Block 297, Lot 19, and more commonly known as 360-390 Springfield Avenue, for a Thirty Year Period.

**MOTIONS**

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**11. ADJOURNMENT**

**ROBERT P. MARASCO  
CLERK OF THE MUNICIPAL COUNCIL  
NEWARK, NEW JERSEY**