

# City of Newark

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



## **Meeting Agenda - Final**

### **SPECIAL MEETING**

**Tuesday, September 13, 2016**

**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 Gayle Chaneyfield Jenkins  
Council Member Joseph A. McCallum, Jr.  
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 7R9-a on December 2, 2015. In addition, the agenda for this meeting was disseminated on September 9, 2016 at the time of preparation.*

**ROLL CALL****AGENDA RESOLUTION CODES PER DEPARTMENT**

- 1 Administration**
- 2 Health and Community Wellness**
- 3 Economic and Housing Development**
- 4 Engineering**
- 5 Finance**
- 7 Law**
- 8 Mayor's Office**
- 9 Municipal Council and City Clerk**
- 10 Neighborhood and Recreational Services**
- 11 Public Safety**
- 12 Water and Sewer Utilities**

**7. RESOLUTIONS****7R1 Administration**

7R1-a(s) [16-1028](#) **Dept/ Agency:** Administration/Division of Personnel  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** EUS Contract  
**Purpose:** Employee Medical Benefits  
**Entity Name:** Various Vendors  
**Entity Address:** Address of Vendors  
**Contract Amount:** Amount not to exceed \$110,000,000.00  
**Funding Source:** 2016 Budget  
**Contract Period:** January 1, 2016 through December 31, 2016  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. (X) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**  
**Failed 7R1-f 090816**

**7R3 Economic and Housing Development**7R3-a(s) [16-1243](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Rehabilitate property as rental or for-sale housing**Entity Name:** Community Development Group, LLC.**Entity Address:** 11-15 Clinton Street, 9B, Newark, New Jersey 07102**Sale Amount:** \$37,348.80**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$411,000.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within 3 months and be completed within 12 months from the transfer of ownership by the City**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS

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

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

**List of Property:****(Address/Block/Lot/Ward)**

169 S 9th Street/Block 1813/Lot 16/West Ward

14 Alexander Street/Block 4057/Lot 11/West Ward

24-26 Underwood Street/Block 4078/Lot 46/West Ward

**Additional Information:**

Total Square Footage = 9,337.2 X \$4.00 = \$37,348.80

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

**Deferred 7R3-g (s) 082316****Deferred 7R3-a 090816**

7R3-b(s) [16-1176](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Agreement to develop parking, fencing, and landscaping on a right-of-way disposal parcel**Entity Name:** Premier Framing, LLC.**Entity Address:** 298-318 Wilson Avenue, Newark, New Jersey 07105**Sale Amount:** \$59,580.00**Cost Basis:** (X) \$5.00 PSF (X) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$0.00**Appraised Amount:** \$0.00**Contract Period:** To be commenced within three (3) months of transfer of ownership by the City and completed within twelve (12) months of transfer**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS

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

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

**List of Property:****(Address/Block/Lot/Ward)**

298-318 Wilson Ave., Newark, New Jersey 07105/N.A./N.A./East Ward

**Additional Information:**

The parcel of real property shown on the official tax map of the City of Newark as the westerly right-of-way of Avenue L beginning at a point located in the existing southerly line of Wilson Avenue, having neither a block or lot number, located in the East Ward of the City, and more commonly known as R.O.W. Disposal Parcel 1, as defined in Exhibit A.

**Deferred 7R3-g 090816**

7R3-c(s) [16-1002](#)**Dept/ Agency:** Economic and Housing Development**Action:** (X) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Application of Grant Funds**Purpose:** Remedial Investigation, Remedial Action and report preparation for Newark Riverfront Park as part of the Lister Avenue Brown Development Area project**Entity Name:** City of Newark/ Department of Economic and Housing Development**Entity Address:** 920 Broad Street, Newark, New Jersey 07102**Grant Amount:** \$2,465,206.00 for Remedial Action and \$147,825.00 for Remedial Investigation**Funding Source:** New Jersey Economic Development Authority**Total Project Cost:** \$5,416,514.00**City Contribution:** No municipal funds needed**Other Funding Source/Amount:** 25% matching funds from Newark Community Economic Development Corporation**Contract Period:** September 1, 2016 through August 31, 2018**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:)****(Address/Block/Lot/Ward)**

Lister Avenue BDA Project "City Parcels"/Block 2025, Lots 1 and 2/Block 2026, Lots 1, 7, 19 and 22/Block 2028, Lot 1, and Jackson Street Bridge Right of Way (East Ward)

**Additional Information:**

7R3-d(s) [16-1282](#)

**Dept/ Agency:** Economic and Housing Development  
**Action:** ( X ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Private Sale/Redevelopment  
**Purpose:** Ratifying Prior Assignments of the Original Redevelopment Agreement with George Group, LLC., Authorizing Second Amendment to Original Redevelopment Agreement and Execution of Redevelopment Agreement with Fairmount S. 10th Street Apartments, LLC., to create special needs and supportive housing  
**Entity Name:** Fairmount S. 10th Street Apartments, LLC.  
**Entity Address:** 73 Washington Street, Suite 100, Bloomfield, New Jersey 07003  
**Sale Amount:** \$56,592.00  
**Cost Basis:** (X) \$4.00 PSF ( ) Negotiated ( ) N/A ( ) Other:  
**Assessed Amount:** \$1,005,300.00  
**Appraised Amount:** \$0.00  
**Contract Period:** To be commenced within 3 months and completed within 24 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)**  
101 S. 9th Street/Block 1827/Lot 12/West Ward  
**Additional Information:**  
Property commonly known as 128-134 S 10th Street.  
Resolution 7R3-a, adopted March 5, 2008, designated George Group, LLC as the Redeveloper/Qualified Rehabilitation Entity of the Property  
Resolution 7R3-a(S), adopted November 24, 2009, authorized First Amendment to Redevelopment Agreement

## 12. ADJOURNMENT

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