

City of Newark

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



Meeting Agenda - Final

SPECIAL MEETING

Tuesday, February 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 February 7, 2020 at the time of preparation.

ROLL CALL

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

6PSF-a [19-2024](#)
(s) **ORDINANCE AUTHORIZING AND APPROVING AN AMENDED AND RESTATED FINANCIAL AGREEMENT, ORIGINALLY APPROVED BY ORDINANCE 6PSF-g ADOPTED ON DECEMBER 19, 2018, WHICH APPROVED AND GRANTED A TAX ABATEMENT TO 155 WASHINGTON STREET URBAN RENEWAL, LLC, 155 WASHINGTON STREET, NEWARK, NEW JERSEY 07102 (C/O L&M, 1865 PALMER AVENUE, SUITE 203, LARCHMONT, NEW YORK 10538) FOR THE EARLIER OF THIRTY (30) YEARS FROM THE DATE OF EXECUTION OF THE FINANCIAL AGREEMENT, OR TWENTY-FIVE (25) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, OR THE DATE WHEN NO BOND REMAINS OUTSTANDING, FOR A PROJECT TO CONSTRUCT APPROXIMATELY 249 MARKET RATE RENTAL UNITS, 4,000 SQUARE FEET OF OFFICE SPACE, AND 6,000 SQUARE FEET OF RETAIL SPACE LOCATED ON PROPERTY KNOWN AS 141-149, 151-153, 155, 157-159 WASHINGTON STREET AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY AS BLOCK 66, LOTS 12, 13, 38, 42, 43, 44, 45, 45-B01, 47, AND 47-B01 (CENTRAL WARD).**
DEFERRED 6PSF-b 012220
AMENDED 6PSF-a (s) 012820
DEFERRED 6PSF-c 020520

PUBLIC HEARING WILL BE HELD ON FEBRUARY 11, 2020.

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**7R2 Economic and Housing Development****7R2-a** [19-0751](#)**(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.**Entity Name:** Excelsior Property Group, LTD Liability Company**Entity Address:** 65 N. 6th Street, Newark, New Jersey 07107**Sale Amount:** \$79,527.50**Cost Basis:** (X) \$10.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$434,200.00**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)**

44 Fabyan Place/Block 3076/Lot 1/South Ward

101 Fabyan Place/Block 3091/Lot 13/South Ward

103 Fabyan Place/Block 3091/Lot 14/South Ward

Additional Information:

Total Sale Price: Total Square Footage x PSF = 7,952.75 square feet X \$10.00 = \$79,527.50.

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

- 7R2-b [20-0065](#) **Dept/ Agency:** Economic and Housing Development
 (s) **Action:** () Ratifying (X) Authorizing () Amending
Type of Service: Investigation of an Area in Need of Redevelopment
Purpose: Central Planning Board to determine if area is in need of redevelopment
List of Property:
(Address/Block/Lot/Ward)
 53-55 Bruen Street/Block 195/Lot 12/East Ward
 57 Bruen Street/Block 195/Lot 31.01/East Ward
Additional Information:

8. COMMUNICATIONS

Received from Business Administrator Eric S. Pennington.

- 8.-a (s) [19-1289](#) AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO CENTER CITY APARTMENT ASSOCIATES URBAN RENEWAL, LLC, 691 ELIZABETH AVENUE, SUITE 2, NEWARK, NEW JERSEY 07112 FOR A PROJECT TO REHABILITATE THIRTEEN (13) AFFORDABLE HOUSING BUILDINGS, COMMONLY REFERRED TO AS PUEBLO CITY, CENTER CITY 3, AND JOHNSON APARTMENTS CONSISTING OF APPROXIMATELY TWO HUNDRED AND FOURTEEN (214) AFFORDABLE HOUSING UNITS LOCATED AT 12-14 PENNSYLVANIA AVENUE, 17-19 PENNSYLVANIA AVENUE, 15 THOMAS STREET, 23, 25 AND 27-39 JOHNSON AVENUE, 20-30, 32-34, 46-54 AND 60-74 ASTOR STREET, 19-33 MURRAY STREET AND 83-85 BRUNSWICK STREET, NEWARK, NEW JERSEY AND IDENTIFIED ON THE CITY'S TAX MAP AS BLOCK 2826, LOT 28, BLOCK 2824, LOT 40, BLOCK 2826, LOT 39, BLOCK 2669, LOT 14, BLOCK 2674, LOT 56, BLOCK 2675, LOT 1, BLOCK 2803, LOT 1, BLOCK 2803, LOTS 7 AND 8, BLOCK 2808, LOT 14, BLOCK 2808, LOT 21, BLOCK 2811, LOT 1 AND BLOCK 2819, LOT 17 (THE "PROJECT").(EAST AND SOUTH WARDS)

8. ADDED STARTER COMMUNICATIONS

Received from Business Administrator Eric S. Pennington.

