

City of Newark

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



Meeting Agenda - Final

SPECIAL MEETING

Tuesday, October 26, 2021

10:00 AM

Virtual Meeting

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*

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 (s) on December 29, 2020 and amended by Resolution 7R8-d on January 21, 2021. In addition, the agenda for this meeting was disseminated on October 22, 2021 at the time of preparation and posted on the website of the City of Newark.

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 Sewer Utility**

RESOLUTIONS

7R2 Economic and Housing Development

7R2-a [21-1550](#)
(s)

Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Referral of Proposed Ordinance to the Central Planning Board for Formal Review
Purpose: Requesting that the Central Planning Board consider a proposed Ordinance for the vacation of the entirety of Commerce Street between Raymond Plaza East and Market Street, pursuant to N.J.S.A. 40:67-1 et seq., and in accordance with Ordinance 6PSF-e adopted on April 21, 2021. (East Ward)
Additional Information:
 Copy of proposed ordinance attached as Exhibit A.
 Ordinance 6PSF-i adopted by the Municipal Council on August 7, 2013.
 Ordinance 6PSF-a(S) adopted by the Municipal Council on October 11, 2017.
 Ordinance 6PSF-e adopted by the Municipal Council on April 21, 2021.
 Contract #A-1623, Plan #1889V, revised on September 28, 2021 illustrating the area of the proposed Commerce Street vacation.

7R2-b [21-1554](#)
(s)

Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Referral of Proposed Ordinance to the Central Planning Board for Formal Review
Purpose: Requesting that the Central Planning Board consider an Ordinance providing for the vacation of a portion of the Commercial Street right of way, as described within the proposed ordinance, should be vacated and released from dedication of land for a public street and public rights, pursuant to N.J.S.A. 40:67-1 et seq., and in accordance with Ordinance 6PSF-e adopted on April 21, 2021. (East Ward)
Additional Information:
 Copy of proposed ordinance attached as Exhibit A.
 Ordinance 6PSF-i adopted by the Municipal Council on August 7, 2013.
 Ordinance 6PSF-a(S) adopted by the Municipal Council on October 11, 2017.
 Ordinance 6PSF-e adopted by the Municipal Council on April 21, 2021.
 Contract #A-1623, Plan #1889V, revised on September 28, 2021 illustrating the area of the proposed Commercial Street vacation.

7R4 Finance

7R4-a
(s)

[21-1339](#)

Dept/ Agency: Finance

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

Purpose: Approving loan and escrow agreements for the Joint Meeting Flood Mitigation Program.

Amount to be Financed: \$660,000.00

Source of Appropriation: New Jersey Infrastructure Bank (NJIB) Bonds

Project Information:

(Description/ Project No./ Amount Appropriated/Ordinance No.)

RESOLUTION OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY, DETERMINING THE FORM AND OTHER DETAILS OF ITS' "NOTE RELATING TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK", TO BE ISSUED IN THE PRINCIPAL AMOUNT OF UP TO \$660,000.00, AND PROVIDING FOR THE ISSUANCE AND SALE OF SUCH NOTE TO THE NEW JERSEY INFRASTRUCTURE BANK, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH NOTE BY THE CITY OF NEWARK IN FAVOR OF THE NEW JERSEY INFRASTRUCTURE BANK, ALL PURSUANT TO THE NEW JERSEY INFRASTRUCTURE BANK WATER BANK CONSTRUCTION FINANCING PROGRAM.

Additional Information:

City of Newark's share of the Joint Meeting Flood Mitigation Program.

7R4-b
(s)

[21-1501](#)

Dept/ Agency: Finance

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

Type of Service: Reducing Interest Rates charged on delinquent property taxes, water and sewer charges, and City-owned Municipal Tax Liens

Purpose: To implement a temporary Interest Reduction Program on delinquent taxes, water and sewer charges, and City-owned Municipal Tax Liens.

Program Period: November 1, 2021 through December 31, 2021, only

Additional Information:

<u>Current Rate</u>	<u>Proposed Rate</u>
8% on first \$1,500.00 delinquency delinquency	0% on first \$1,500.00
18% on remaining balance	0% on remaining balance

ADDED STARTER - RESOLUTIONS**7R2 Economic and Housing Development****7R2-c
(s/as)**[21-1324](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Execute Affordable Housing Agreement for HOME Funds**Purpose:** To authorize the execution of an Affordable Housing Agreement to West Market Owners, LLC for the construction of a mixed residential-commercial project that will consists of seventy-eight (78) rental units with a total of six (6) HOME subsidized units upon property located at 4-22 Littleton Avenue.**Entity Name:** West Market Owners, LLC**Entity Address:** 1865 Palmer Avenue, Suite 203, Larchmont, New York, New York, 10538**Grant Amount:** \$300,000.00**Funding Source:** Federal HOME Program Funds**Total Project Cost:** \$42,423,516.00**Contract Period:** Funds must be expended within forty-eight (48) months from the date of adoption**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)**

4-22 Littleton Avenue/Block 1808/Lot 1.02 (West Ward)

Additional Information:

7R2-d
(s/as)

[21-1386](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Application for Grant Funds

Purpose: To conduct Preliminary Assessment (PA), Site Investigation (SI), and Remedial Investigation (RI) work for the remediation of sites contaminated, or suspected of being contaminated, with hazardous waste.

Entity Name: New Jersey Economic Development Authority (NJEDA)

Entity Address: 36 West State Street, Trenton, New Jersey 08625

Grant Amount: To be determined by NJEDA

Total Project Cost: \$194,925.50

City Contribution: \$500.00 processing fee

Other Funding Source/Amount: \$0.00

Grant Period: The date the grant is disbursed from NJEDA and will expire five (5) years after disbursement

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: (if applicable)

(Address/Block/Lot/Ward)

200 16th Avenue/Block 310.01/Lot 36/Central Ward

204-214 16th Avenue/Block 310.01/Lot 38/Central Ward

523-527 So. 12th Street/Block 310.01/Lots 28, 29 and 30/Central Ward

524 So. 13th Street/Block 310.01/Lot 41/Central Ward

Additional Information:

7R2-e
(s/as)

[21-1387](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Application for Grant Funds

Purpose: To conduct Preliminary Assessment (PA), Site Investigation (SI), and Remedial Investigation (RI) work for the remediation of sites contaminated, or suspected of being contaminated, with hazardous waste.

Entity Name: New Jersey Economic Development Authority (NJEDA)

Entity Address: 36 West State Street, Trenton, New Jersey 08625

Grant Amount: To be determined by NJEDA

Total Project Cost: \$228,574.50

City Contribution: \$500.00 processing fee

Other Funding Source/Amount: \$0.00

Grant Period: The date the grant is disbursed from NJEDA and will expire five (5) years after disbursement

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: (if applicable)

(Address/Block/Lot/Ward)

192-198 16th Avenue/Block 309.01/Lot 24/Central Ward

184-190 16th Avenue/Block 309.01/Lot 30/Central Ward

519 So. 11th Street/Block 309.01/Lot 34/Central Ward

521-523 So. 11th Street/Block 309.01/Lot 35/Central Ward

Additional Information:

7R2-f
(s/as)

[21-1486](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Acceptance of Grant Funds

Purpose: New Jersey Department of Community Affairs (NJDCA) Neighborhood Preservation Program (NPP) funding will be used to help address safety needs of the Lincoln Park community, help reduce crime and provide community residents with recreational activities.

Entity Name: New Jersey Department of Community Affairs-Neighborhood Preservation Program

Entity Address: 101 South Broad Street, Trenton, New Jersey 08625

Grant Amount: \$125,000.00

Total Project Cost: \$887,569.00

City Contribution: \$25,000.00 In-Kind Services

Other Funding Source/Amount: Prudential Foundation, Verizon, Horizon, New Jersey Department of Community Affairs-NRTC Program, Titos, United/\$762,569.00

Grant Period: October 12, 2021 through January 27, 2023

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: (if applicable)

(Address/Block/Lot/Ward/Site Known As)

Lincoln Park Preservation District/Central and East Wards

Additional Information:

The Grant Funds will be allocated for: 1) the purchase, distribution and installation of security cameras to homeowners and small business owners to help prevent robberies and assaults; 2) Alley enhancements and activations that include lighting, seating, tables and performance spaces to reduce the presence of drug sales and substance abuse; and 3) neighborhood beautification, greening, signage, street murals, wayfinding and information kiosk near the 6-acre park to expand Lincoln Park's branding.

Shared Services Agreement between the City of Newark and Lincoln Park Coast Cultural District (LPCCD), signed by Eric S. Pennington, Business Administrator, dated August 18, 2021.

Letter of Approval signed by Mayor Ras J. Baraka, dated August 10, 2021.

Notice of Interest (NOI) signed by Eric S. Pennington, Business Administrator, dated July 8, 2021.

Copy of the City's Grant Application to the New Jersey Department of Community Affairs (NJDCA).

New Jersey Department of Community Affairs Conditional (NJDCA) Approval Letter signed by Jeff Buehler, NJDCA Neighborhood Preservation Program (NPP) Administrator.

Approved NJDCA Application for Grant Funding submitted by the City of Newark on behalf of LPCCD.

Neighborhood Preservation Program (NPP) Official Designation Letter from NJDCA signed by Lieutenant Governor, Sheila Oliver, dated September 22, 2021.

7R2-g [21-1583](#) **Dept/ Agency:** Economic and Housing Development
(s/as) **Action:** () Ratifying (X) Authorizing (X) Amending
Type of Service: Loan
Purpose: Resolution authorizing: (i) a First Amendment to the Deed Restrictive Affordable Housing Agreement and Redevelopment Agreement; (ii) First Amendment to Mortgage and Security Agreement; (iii) First Amendment to Note; and (iv) Partial Release with GK Preservation LLC, the Redeveloper and collectively, the Project Amendment Documents, of 1865 Palmer Avenue, Suite 203, Larchmont, New York, New York 10538, to release Block 1808, Lot 1.02, from the Mortgage.
Entity Name: GK Preservation, LLC
Entity Address: 1865 Palmer Avenue, Suite 203, Larchmont, New York 10538
Funding Source: Federal HOME Program Funds
Contract Period: Funds must be expended within forty-eight (48) months from the date of adoption
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)
250 Georgia King Village/Block 1808, Lot 1.01/West Ward
Additional Information:

COMMUNICATIONS

Received from Business Administrator Eric S. Pennington.

8-a [21-0869](#) **AN ORDINANCE RATIFYING AND AUTHORIZING THE CITY OF**
(s) **NEWARK TO ENTER INTO AN AMENDED RESTATED FINANCIAL**
AGREEMENT CORRECTING A FINANCIAL AGREEMENT FOR A
PREVIOUSLY APPROVED FIFTEEN (15) YEAR TAX ABATEMENT
TO SOMERSET URBAN RENEWAL LLC, 1865 PALMER AVENUE,
SUITE 203, LARCHMONT, NEW YORK 10538, FOR A PROJECT
TO ACQUIRE THIRTY-EIGHT (38) AFFORDABLE RENTAL
HOUSING UNITS LOCATED ON REAL PROPERTY COMMONLY
KNOWN AS 172 SOMERSET STREET AND IDENTIFIED ON THE
OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 2589,
LOT 1, TO REFLECT THE PROPER NAME OF THE PROJECT
OWNER AS SOMERSET HOMES URBAN RENEWAL, LLC.
(CENTRAL WARD)

ADDED STARTER - COMMUNICATIONS

Received from Business Administrator Eric S. Pennington.

- 8-b (s/as) [21-1178](#) AN ORDINANCE AMENDING ORDINANCE 6PSF-d, ADOPTED ON MAY 10, 2018, AND THE ORIGINAL THIRTY (30) YEAR TAX ABATEMENT GRANTED TO GK PRESERVATION, LLC, 1865 PALMER AVENUE, SUITE 203, LARCHMONT, NEW YORK, NEW YORK 10538, PURSUANT TO THE NEW JERSEY HOUSING MORTGAGE FINANCING LAW, TO UPDATE THE DESCRIPTION OF THE PROPERTY SUBJECT TO THE TAX ABATEMENT, AS BLOCK 1808, LOT 1.01.

ADJOURNMENT

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