

City of Newark

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



Meeting Minutes - Final

SPECIAL MEETING

Tuesday, March 8, 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

Special meeting of the Municipal Council was called to order on the above date in the Council Chamber, Second Floor, City Hall, Newark, New Jersey, at 10:12 a.m.

STATEMENT ON OPEN PUBLIC MEETINGS ACT

In accordance with New Jersey P.I. 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, special 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 March 4, 2016 at the time of preparation.

ROLL CALL

Present: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

6PSF Public Hearing, Second Reading and Final Passage

6PSF-a(s) [15-1826](#)

ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO 240 MLK URBAN RENEWAL COMPANY, LLC, 45 ACADEMY STREET, SUITE 205, NEWARK, NEW JERSEY, 07102, THE OWNER OF A PROJECT CONSISTING OF THE REHABILITATION OF AN EXISTING STRUCTURE INCLUDING THE CONSTRUCTION OF NEW ADDITIONAL FLOOR AND THE CONSTRUCTION OF A NEW FIVE (5) STORY STRUCTURE INTO A FIVE (5) STORY MARKET RATE HOUSING APARTMENT BUILDING WITH SEVENTY-SEVEN (77) RESIDENTIAL UNITS AND ONE (1) COMMERCIAL UNIT ON REAL PROPERTY KNOWN AS 93-97 JAMES STREET AND 236-250 DR. MARTIN LUTHER KING JR. BOULEVARD AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY AS BLOCK 43, LOTS 38, 41 AND 48, CENTRAL WARD.

Deferred March 2, 2016

Public Hearing Opened. No one appearing.

A motion was made by the Council of the Whole that this item be closed on public hearing and adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

AGENDA RESOLUTION CODES PER DEPARTMENT

- 1 Administration**
- 2 Health and Community Wellness**
- 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**

RESOLUTIONS

7R7 Law

7R7-a (s) [16-0014](#)

Dept/ Agency: Law
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Professional Services Contract
Purpose: Legal Services - Litigation Defense
Entity Name: Hardin, Kundla, McKeon & Poletto
Entity Address: 673 Morris Avenue, Springfield, New Jersey 07081
Contract Amount: \$25,000.00
Funding Source: City of Newark 2016 Budget - Law Department
Contract Period: January 1, 2016 through December 31, 2016
Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS
(X) Fair & Open () No Reportable Contributions () RFP (X) RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

ADDED STARTERS**7R1 Administration**7R1a(s/as) [16-0440](#)**Dept/ Agency:** Administration/ Office of the Business Administrator**Action:** (X) Ratifying (X) Authorizing () Amending**Type of Service:** Contract for Operation and Management Services of Government Access Television**Purpose:** Operation and Management Services for the Government Access Television Studio**Entity Name:** Edward Joseph Cologna Productions, Inc.,**Entity Address:** 119 Aycrigg Avenue, Passaic, New Jersey 07055**Contract Amount:** Amount not to exceed \$191,360.00**Funding Source:** 2015 Budget/Administration**Contract Period:** November 4, 2015 through November 3, 2016**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS

(X) Fair & Open () No Reportable Contributions (X) RFP () RFQ

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

Contracting with permission of the Division of Local Government Services and Municipal Council N.J.S.A. 40A:11-4.1(k) and N.J.S.A. 40A:11-4.3(a)

Additional Information:**The action on this item was taken after the Executive Session on Page 11.**

7R3 Economic and Housing Development

7R3a(s/as) [15-1593](#)

Dept/ Agency: Economic & Housing Development
Action: (X) Ratifying (X) Authorizing (X) Amending
Type of Service: Pass Through Agreement
Purpose: Amendment to previous agreement for Joseph G. Minish Passaic River Waterfront Park and Historic Area a/k/a Minish Park a/k/a Newark Riverfront Park
Entity Name: City of Newark
Entity Address: 920 Broad Street, Newark, New Jersey 07102
Grant Amount: \$1,500,000.00/\$300,000.00
Funding Source: State of New Jersey, Department of Environmental Protection (NJDEP), Green Acres Program and Office of the Natural Resource Restoration
Total Project Cost: \$3,215,000.00
City Contribution: \$1,500,000.00 from a grant in the amount of \$2,651,809.00 from United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program (accepted and authorized pursuant to Resolution 7R3-d(S)042313)
Other Funding Source/Amount: N/A
Contract Period: Till the completion of project
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)

Additional Information:

A motion was made by Amador, seconded by Gonzalez that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

7R3b(s/as) [15-2308](#)

Dept/ Agency: Economic & Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: Rehabilitate the property to create additional access to its contiguous business located at 66-88 Hecker Street, Block 2843, Lot 21
Entity Name: Dickerson Development, LLC
Entity Address: 201-203 Sussex Avenue, Newark, New Jersey 07107
Sale Amount: \$15,000.00
Cost Basis: () \$ PSF (X) Negotiated () N/A () Other:
Assessed Amount: \$ 36,000.00
Appraised Amount: \$20,000.00
Contract Period: To be commenced within 3 months, and be completed within 18 months, from the transfer of ownership by the City
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS () Fair & Open () No Reportable Contributions (X) RFP () RFQ () Private Sale () Grant () Sub-recipient () n/a

List of Property:

(Address/Block/Lot/Ward)

69 Hudson Street/Block 2843/Lot 13/Central Ward

Additional Information:

Approximately \$6.309 per sq. ft.

A motion was made by the Council of the Whole that this item be Deferred.

The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

7R3c(s/as) [15-2415](#)

Dept/ Agency: Economic & Housing Development

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

Type of Service: Amending Resolution 7R3-b adopted on May 6, 2015 to extend the agreement with the Sub-recipient

Purpose: Extend the contract period to allow the Sub-Recipient to complete the physical rehabilitation to its facility located at 508 Central Avenue, Newark, New Jersey 07107

Entity Name: Urban League of Essex County

Entity Address: 506 Central Avenue, Newark, New Jersey 07107

Grant Amount: \$179,132.00

Funding Source: United States Department of Housing and Urban Development (HUD)/Community Development Block Grant (CDBG) funds

Contract Period: January 1, 2014 through June 30, 2016

Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale (X) Grant (X) Sub-recipient () n/a

List of Property: (If applicable)

(Address/Block/Lot/Ward)

508 Central Avenue/Block 1829/ Lot 1/ West Ward

Additional Information:

Funds appropriated under Resolution #7R1-b111813

Grant Agreement approved under Resolution #7R3-b050615

A motion was made by McCallum, seconded by Gonzalez that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

7R7 Law

7R7b(s/as) [16-0015](#)

Dept/ Agency: Law

Action: Ratifying Authorizing Amending

Type of Service: Professional Services Contract

Purpose: Legal Services - Special Tax Counsel

Entity Name: Nowell, P.A.

Entity Address: 155 Polifly Road, Hackensack, New Jersey 07601

Contract Amount: \$50,000.00

Funding Source: City of Newark Budget, Law Department

Contract Period: January 1, 2016 through December 31, 2016

Contract Basis: Bid State Vendor Prof. Ser. EUS
 Fair & Open No Reportable Contributions RFP RFQ
 Private Sale Grant Sub-recipient n/a

Additional Information:

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

7R7c(s/as) [16-0028](#)

Dept. / Agency: Law
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Professional Services Contract
Purpose: Legal Counsel - Litigation Defense Services
Entity Name: DeCotiis, Fitzpatrick & Cole, LLP
Entity Address: 500 Frank W. Burr Boulevard, Suite. 31, Teaneck,
New Jersey 07666
Contract Amount: \$125,000.00
Funding Source: City of Newark 2016 Budget - Law Department
Contract Period: January 1, 2016 through December 31, 2016
Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS
(X) Fair & Open () No Reportable Contributions () RFP (X) RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

7R7d(s/as) [16-0036](#)

Dept. / Agency: Law
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Professional Services Contract
Purpose: Legal Services - Special Tax Counsel
Entity Name: O'Donnell McCord, P.C.
Entity Address: 15 Mount Kemble Avenue, Morristown, New Jersey
07960
Contract Amount: \$50,000.00
Funding Source: City of Newark Budget, Law Department
Contract Period: January 1, 2016 through December 31, 2016
Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS
(X) Fair & Open () No Reportable Contributions () RFP (X) RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:

A motion was made by the Council of the Whole that this item be Adopted. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

Executive Session

A motion was made by the Council of the Whole to enter Executive Session at 10:38 a.m. The motion was Adopted by the following votes:

Yes: 7 - Augusto Amador, Carlos M. Gonzalez, John Sharpe James, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 2 - Luis A. Quintana, and Mildred C. Crump

The Executive Session ended at 11:33 a.m.

7R1 Administration

7R1a(s/as) [16-0440](#)

Dept/ Agency: Administration/ Office of the Business Administrator

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

Type of Service: Contract for Operation and Management Services of Government Access Television

Purpose: Operation and Management Services for the Government Access Television Studio

Entity Name: Edward Joseph Cologna Productions, Inc.,

Entity Address: 119 Aycrigg Avenue, Passaic, New Jersey 07055

Contract Amount: Amount not to exceed \$191,360.00

Funding Source: 2015 Budget/Administration

Contract Period: November 4, 2015 through November 3, 2016

Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS

(X) Fair & Open () No Reportable Contributions (X) RFP () RFQ

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

Contracting with permission of the Division of Local Government Services and Municipal Council N.J.S.A. 40A:11-4.1(k) and N.J.S.A. 40A:11-4.3(a)

Additional Information:

A motion was made by the Council of the Whole that this item be Deferred.

The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, Carlos M. Gonzalez, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 3 - John Sharpe James, Luis A. Quintana, and Mildred C. Crump

ADJOURNMENT

A motion was made by the Council of the Whole to Adjourn this meeting at 11:37 a.m. The motion was adopted by the following votes:

Yes: 6 - Augusto Amador, Carlos M. Gonzalez, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Eddie Osborne, and Anibal Ramos Jr.

Absent: 3 - John Sharpe James, Luis A. Quintana, and Mildred C. Crump

MILDRED C. CRUMP
PRESIDENT OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY

KENNETH LOUIS
CLERK OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY