

City of Newark

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



Meeting Minutes - Final

SPECIAL MEETING

Monday, May 1, 2017

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 10:28 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 and conferences of the Newark Municipal Council as adopted as 7R9-a on December 7, 2016. In addition, the agenda for this meeting was disseminated on April 28, 2017 at the time of preparation.

ROLL CALL

Present: 4 - Augusto Amador, John Sharpe James, Eddie Osborne, and Mildred C. Crump

Absent: 5 - Carlos M. Gonzalez, Gayle Chaneyfield Jenkins, Joseph A. McCallum Jr., Luis A. Quintana, and Anibal Ramos Jr.

City Clerk Kenneth Louis announced, due to a lack of quorum this meeting is rescheduled to Tuesday, May 2, 2017 at 10:00 a.m.

6. ORDINANCES**6PSF Public Hearing, Second Reading and Final Passage**6PSFa(s) [17-0516](#)

AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO SOUTH WARD NEIGHBORHOOD HOUSING URBAN RENEWAL, LP, C/O COMMUNITY ASSET PRESERVATION CORPORATION, 421 HALSEY STREET, NEWARK, NEW JERSEY 07102, FOR A PROJECT TO CONSTRUCT THIRTY-TWO (32) AFFORDABLE HOUSING UNITS PURSUANT TO THE LONG TERM TAX EXEMPTION LAW AND PARKING, LOCATED ON 14 ABANDONED PROPERTIES IN SOUTH WARD'S CLINTON HILL NEIGHBORHOOD CONSISTING OF 17-19 SEYMOUR AVENUE, BLOCK 2656, LOT 15; 14 HARDING TERRACE, BLOCK 3660, LOT 15; 105-107 ALDINE STREET, BLOCK 3051, LOT 14; 40 ROSE TERRACE, BLOCK 2625, LOT 52; 742-744 SOUTH 10TH STREET, BLOCK 2652, LOT 53; 24-26 BRAGAW AVENUE, BLOCK 3048.01, LOT 6; 89-91 BALDWIN AVENUE, BLOCK 3004, LOT 21; 170 SEYMOUR AVENUE, BLOCK 3020, LOT 39; 493 JELLIFF AVENUE, BLOCK 3576, LOT 9.06; 33 YATES AVE, BLOCK 3598, LOT 37; 20 TREACY AVENUE, BLOCK 2625, LOT 1; 864 SOUTH 14TH STREET, BLOCK 3009, LOT 19; 69-71 VAN NESS PLACE, BLOCK 3033, LOT 48; AND 230 SHERMAN AVENUE, BLOCK 2770, LOT 22. (SOUTH WARD)

No Action Taken

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**

ADDED STARTERS**7. RESOLUTIONS****7R2 Economic and Housing Development**7R2-a (s) [17-0492](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Need for Housing Project**Purpose:** To determine whether the proposed Project will meet or meets an existing housing need within the City of Newark, New Jersey, pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines**Entity Name:** 650 Springfield Ave Urban Renewal, LLC**Entity Address:** 61 Deans Lane, Monmouth, New Jersey 08852**Funding Source:** New Jersey Housing Mortgage Finance Agency Program (Low Income Housing Tax Credit)**Total Project Cost:** \$ 16,820,870.00**City Contribution:** \$500,000.00**Other Funding Source/Amount:** Conventional Lender and Deferred Developer Fee/\$4,135,345**List of Properties:****(Address/Block/Lot/Ward)**650-656 Springfield Avenue and 712-736 South 17th Street, Block 364/
Lots 21, 22, 24, 26, 27, 28 and 29 (South Ward)**Additional Information:****No Action Taken**

7R2b(s/as) [17-0463](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: (1) Execute Affordable Housing Agreement for HOME funds and (2) Execute Grant Agreement for Community and Economic Development Dedicated Trust Fund

Purpose: To authorize the execution of an Affordable Housing Agreement and Grant Agreement to The Lantana Urban Renewal, L. P. for the construction of The Lantana Project consisting of a five-story building at 109-119 Broad Street and the rehabilitation of an existing structure at 130 North 11th Street. The Project will include seventy-six (76) residential units, eight (8) of which shall be HOME affordable housing units, on-site parking spaces, laundry facilities and a community room.

Entity Name: The Lantana Urban Renewal, L.P.

Entity Address: 77 Park Street, Montclair, New Jersey 07042

Grant Amount: \$568,000.00 in Federal HOME Program Funds and \$182,000.00 from the City of Newark Community and Economic Development Dedicated Trust Fund totaling \$750,000.00

Funding Source: Federal HOME and Community and Economic Development Dedicated Trust Fund

Contract Period: Date of adoption by the Municipal Council through December 31, 2047. HOME Program 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)

109-119 Broad Street/Block 523/Lots 1, 3, 4, 5, 51, 54, 59, and 60/
(Central Ward)

130 North 11th Street/Block 1926/Lot 1.02/(Central Ward)

Additional Information:

No Action Taken

7R2c(s/as) [17-0465](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: (1) Execute Affordable Housing Agreement for HOME funds; and (2) Execute Grant Agreement for Community and Economic Development Dedicated Trust Fund

Purpose: To authorize the execution of an Affordable Housing Agreement and Grant Agreement for the development of a four (4) story elevator structure that will include fifty-nine (59) units of which fifty-eight (58) are affordable housing units and one (1) unit is for a Resident Manager. The building will consist of six (6) one-bedrooms, thirty-seven (37) two-bedrooms and fifteen (15) three -bedrooms, and one (1) Resident Manager apartment and twenty-eight (28) parking spaces. Five (5) units will be set aside for the homeless.

Entity Name: 650 Springfield Ave Urban Renewal LLC

Entity Address: 61 Deans Lane, Monmouth Junction, New Jersey 08852

Grant Amount: \$300,000.00 in Federal HOME Program funds and \$200,000.00 from the City of Newark Community and Economic Development Dedicated Trust Fund

Funding Source: Federal HOME Funds and Community and Economic Development Dedicated Trust Fund

Contract Period: Date of Municipal Council adoption through December 31, 2047; HOME program 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)

650-656 Springfield Avenue; 708 South 17th Street; 724-726 South 17th Street and 47-55 19th Avenue, Block 364 Lots 1, 2, 21, 22, 24, 26, 27, 28 and 29/South Ward

Additional Information:

No Action Taken

7R2d(s/as) [17-0532](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: To rehabilitate properties as affordable housing for very low-income families (30% AMI) living and attending school in the South Ward.

Entity Name: Community Asset Preservation Corporation

Entity Address: 421 Halsey Street, Newark, New Jersey 07102

Sale Amount: \$29,862.00

Cost Basis: (X) \$4.00 PSF () Negotiated () N/A () Other:

Assessed Amount: \$320,600.00

Appraised Amount: \$0.00

Contract Period: To be commenced 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)

20 Treacy Avenue/Block 2625/Lot 1/South Ward

742-744 South 10th Street/Block 2652/Lot 53/South Ward

Additional Information:

Total Square Footage = 7,465.5 X \$4.00 = \$29,862.00

Sale to community partner providing affordable housing opportunities, at prices set forth by Ordinance 6S&Fh, adopted April 7, 2004, establishing the minimum sale price of City-owned property.

No Action Taken

7R2e(s/as) [17-0805](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Need for Housing Project

Purpose: To provide provisions of the New Jersey Housing Mortgage Finance Agency (NJHMFA) Law to enable the Agency to process the sponsor's South Ward Neighborhood Housing Urban Renewal, LP, application for funding of a Project, through the Low Income Housing Tax Credit Program

Entity Name: South Ward Neighborhood Housing Urban Renewal, LP

Entity Address: 421 Halsey Street, Newark, New Jersey 07102

Funding Source: New Jersey Housing and Mortgage Finance Agency Program (Low Income Housing Tax Credit)

Total Project Cost: \$8,963,684.00

City Contribution: \$0.00

Other Funding Source/Amount: Conventional construction loan and permanent loan financing; Fee/\$8,963,684.00

List of Properties:

(Address/Block/Lot/Ward)

17-19 Seymour Avenue/Block 2656/Lot 15; 105-107 Aldine Street/Block 3051/Lot 14; 40 Rose Terrace/Block 2625/Lot 52; 742-744 South 10th Street/Block 2652/Lot 53; 24-26 Bragaw Avenue/Block 3048.01/Lot 6; 89-91 Baldwin Avenue/Block 3004/Lot 21; 170 Seymour Avenue/Block 3020/Lot 39; 493 Jelliff Avenue/Block 3576/Lot 9.06; 33 Yates Avenue/Block 3598/Lot 37; 20 Treacy Avenue/Block 2625/Lot 1; 864 South 14th Street/Block 3009/Lot 19; 69-71 Van Ness Place/Block 3033/Lot 48; 230 Sherman Avenue/Block 2770/Lot 22 (South Ward); 14 Harding Terrace/Block 3660/Lot 15

Additional Information:

No Action Taken

7R2f(s/as) [17-0807](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Waiving 20 day period for an Ordinance to take effect

Purpose: Tax abatement for South Ward Neighborhood Housing Urban Renewal, LP, c/o Community Asset Preservation Corporation, of 421 Halsey Street, Newark, New Jersey 07102, needs to take immediate effect so that the Applicant can meet the HFMA application deadline of May 2, 2017.

Ordinance No(s): 6PSF-a(S)050117 - This Ordinance grants a Long Term Tax Abatement to South Ward Neighborhood Housing Urban Renewal, LP, c/o Community Asset Preservation Corporation, of 421 Halsey Street, Newark, New Jersey 07102 under the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.* for a thirty (30) year term for a Project to construct thirty-two (32) affordable housing units located on fourteen (14) abandoned properties in South Ward's Clinton Hill Neighborhood consisting of 17-19 Seymour Avenue, Block 2656, Lot 15; 14 Harding Terrace, Block 3660, Lot 15; 105-107 Aldine Street, Block 3051, Lot 14; 40 Rose Terrace, Block 2625, Lot 52; 742-744 South 10th Street, Block 2652, Lot 53; 24-26 Bragaw Avenue, Block 3048.01, Lot 6; 89-91 Baldwin Avenue, Block 3004, Lot 21; 170 Seymour Avenue, Block 3020, Lot 39; 493 Jelliff Avenue, Block 3576, Lot 9.06; 33 Yates Avenue, Block 3598, Lot 37; 20 Treacy Avenue, Block 2625, Lot 1; 864 South 14th Street, Block 3009, Lot 19; 69-71 Van Ness Place, Block 3033, Lot 48; and 230 Sherman Avenue, Block 2770, Lot 22. (South Ward) _

Additional Information:

No Action Taken

ADJOURNMENT

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

KENNETH LOUIS
CLERK OF THE MUNICIPAL COUNCIL
NEWARK, NEW JERSEY