

City of Newark

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



Meeting Agenda - Final-revised

SPECIAL MEETING

Thursday, June 7, 2018

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 6, 2017. In addition, the agenda for this meeting was disseminated on June 5, 2018 at the time of preparation.

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

6PSF-a(s) [18-0369](#) AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO TELEPHONE HEIGHTS PRESERVATION URBAN RENEWAL ASSOCIATES, LP, 77 PARK STREET, MONTCLAIR, NEW JERSEY 07042, FOR THE REHABILITATION OF AN EXISTING AFFORDABLE PROJECT ON REAL PROPERTY KNOWN AS 176 AVON AVENUE AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY AS BLOCK 2660, LOT 6 (SOUTH WARD)

6PSF-b(s) [18-0661](#)

ORDINANCE AMENDING ORDINANCE 6PSF-J, OCTOBER 17, 2013, WHICH APPROVED A LONG TERM TAX ABATEMENT FOR TWENTY (20) YEARS AND THE EXECUTION OF A FINANCIAL AGREEMENT WITH TDAF I SPRINGFIELD AVENUE HOLDING URBAN RENEWAL COMPANY, LLC, C/O TUCKER DEVELOPMENT CORPORATION, 799 CENTRAL AVENUE, SUITE 300, HIGHLAND PARK, ILLINOIS 60035, TO ADD SPRINGFIELD AVENUE GROCER URBAN RENEWAL COMPANY, LLC AND UNIVERSITY HEIGHTS RESIDENTIAL URBAN RENEWAL COMPANY, LLC, BOTH C/O TUCKER DEVELOPMENT CORPORATION, 799 CENTRAL AVENUE, SUITE 300, HIGHLAND PARK, ILLINOIS 60035, AS PARTIES TO THE FINANCIAL AGREEMENT AND ESSENTIALLY ALLOCATE THE OBLIGATIONS UNDER THE FINANCIAL AGREEMENT FOR A PROJECT LOCATED AT BLOCK 236, LOTS 1.04 AND 1.05 "GROCERY PARCEL" AND BLOCK 236, LOT 1.03, 82-110 SOUTH ORANGE AVENUE, 206-208 SPRINGFIELD AVENUE, "RESIDENTIAL COMPONENT" ON THE CITY TAX MAP. (CENTRAL WARD).

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**7R1 Administration**

- 7R1-a(s) [18-0664](#) **Dept/ Agency:** Administration/Division of Central Purchasing
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Use of State Contract(s) T-2478 and all applicable vendors, and all authorized dealers and distributors
Purpose: Building Management - Life Safety Equipment
Entity Name(s)/Address(s): Lifesavers Inc., 39 Plymouth St., Fairfield, New Jersey 07004
Contract Amount: \$35,908.00
Funding Source: 051-G17-H17E0-83830-B2017
Contract Period: Upon approval by Municipal Council through August 14, 2018
Contract Basis: () Bid (X) State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:
Pursuant to N.J.S.A. 40A:11-2(21), the Purchase Order is the contract.

7R2 Economic and Housing Development7R2-a(s) [17-1552](#)**Dept/ Agency:** Economic and Housing Development**Action:** (X) Ratifying (X) Authorizing (X) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Ratify and Authorize a First Amendment to the Redevelopment Agreement, authorized pursuant to Resolution 7R2-b(S), adopted on January 10, 2017, with Claremont Properties, Inc., 49 Route 202, Far Hills, New Jersey 07931, to extend the Due Diligence Period for an additional one (1) year period and authorize the Acting Director of the Department of Economic and Housing Development to grant an additional two (2) six (6) month extensions of the Due Diligence Period, if necessary**Entity Name:** Claremont Properties, Inc.**Entity Address:** 49 Route 202, Far Hills, New Jersey 07931**Sale Amount:** \$2,794,000.00**Cost Basis:** () \$ PSF (X) Negotiated () N/A (X) Other: Appraisal**Assessed Amount:** \$0.00**Appraised Amount:** \$2,800,000.00**Contract Period:** To commence within three (3) months of execution and completed within twenty-four (24) months of execution**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)**

13-15 Lock St./Block 2836/Lots 17,18/Central Ward

23 Lock St./Block 2836/Lot 22/Central Ward

25 Lock St./Block 2836/Lot 23/Central Ward

235 Central Ave./Block 2836/Lots 25, 34/Central Ward

29 Lock St./Block 2836/Lot 26/Central Ward

31 Lock St./Block 2836/Lot 27/Central Ward

33 Lock St./Block 2836/Lot 28/Central Ward

229-233 Central Ave./Block 2836/Lots 29, 33/Central Ward

37 Lock St./Block 2836/Lot 30/Central Ward

237-241 Central Ave./Block 2836/Lots 35, 36/Central Ward

243-245 Central Ave./Block 2836/Lot 37/Central Ward

247-9 Central Ave./Block 2836/Lot 39/Central Ward

34 Dey St./Block 2836/Lot 40/Central Ward

32 Dey St./Block 2836/Lot 41/Central Ward

30 Dey St./Block 2836/Lot 42/Central Ward

26-28 Dey St./Block 2836/Lot 43/Central Ward

10-24 Dey St./Block 2836/Lot 44/Central Ward

Additional Information:

Resolution 7R2-b(s) adopted on January 10, 2017

Deferred 7R2-a (s) 051518**Deferred 7R2-c 052318****Deferred 7R2-a (s) 053018**

7R2-b(s) [18-0140](#)**Dept./ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** Authorizing First Amendment to the Redevelopment Agreement with Dunbar Center, Inc., for the construction of a professional medical office complex with parking.**Entity Name:** Dunbar Center, Inc.**Entity Address:** One Gateway, Suite 2600, Newark, New Jersey 07102**Sale Amount:** \$141,078.00**Cost Basis:** (X) \$4.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$442,900.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within eighteen (18) 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)**

775 Bergen Street/Block 2711/Lot 1/South Ward

779-781 Bergen Street/Block 2711/Lot(s) 3, 4/South Ward

783 Bergen Street/Block 2711/Lot 6/South Ward

785 Bergen Street/Block 2711/Lot 7/South Ward

787-791 Bergen Street/Block 2711/Lot 8/South Ward

793 Bergen Street/Block 2711/Lot 11/South Ward

178 W Runyon Street/Block 2711/Lot 53/South Ward

174-176 W Runyon Street/Block 2711/Lot 54/South Ward

172 W Runyon Street/Block 2711/Lot 56/South Ward

Additional Information:

Resolution 7R2-d(AS) adopted on July 12, 2017

7R2-c(s) [18-0607](#)

Dept./ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Referral of Proposed Fifth Amendment to the Newark Living Downtown Plan to Central Planning Board
Purpose: Requesting the Central Planning Board to consider a Fifth Amendment to the Newark Living Downtown Plan, pursuant to N.J.S.A.40A:12A-7(e)
Name of Plan: Newark Living Downtown Plan
(Address/Block/Lot/Ward)

Additional Information:

Ordinance 6S&Fg adopted on September 3, 2008 Newark Living Downtown Plan ("Redevelopment Plan").
Ordinance 6PSF-a(S) adopted on June 30, 2010 the First Amendment to the Newark Living Downtown Plan
Ordinance 6PSF-a(S) adopted on September 21, 2010 the Second Amendment to the Newark Living Downtown Plan
Ordinance 6SPSF-c adopted on December 16, 2015 the Third Amendment to the Newark Living Downtown Plan
Ordinance 6SPSF-b(S) adopted on April 10, 2018 the Fourth Amendment to the Newark Living Downtown Plan

7R2-d(s) [18-0721](#)

Dept./ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Declaring an Area in Need of Redevelopment
Purpose: Designating area in need of redevelopment
List of Property:
(Address/Block/Lot/Ward)

219-221 Foundry Street Rear/5005/7/East Ward
195-217 Foundry Street Rear/5005/12/East Ward
191-241 Avenue P/5006.01/1/East Ward
293-317 Roanoke Avenue/5010/34/East Ward
319-351 Roanoke Avenue/5010/35/East Ward
20-84 Doremus Avenue/5011/1/East Ward
8-18 Doremus Avenue/5011/1.01/East Ward
148-182 Doremus Avenue/5011/12/12-A,14/East Ward
184-188 Doremus Avenue/5011/16/East Ward
190 Doremus Avenue/5011/17/East Ward
214-252 Doremus Avenue/5014/1.01/4/East Ward
254-266 Doremus Avenue/5014/7/7-A/East Ward
291-307 Avenue P/5020/1/East Ward
551 Avenue P/5020/65/East Ward
567-589 Wilson Avenue/5020/78/B5024/20,21/East Ward
339-355 Avenue P/5020/136/East Ward

551-565 Wilson Avenue/5024/18/East Ward
66-90 Rutherford Street/5048/1/East Ward
17-89 Rutherford Street/5050.01/15/East Ward
91-127 Rutherford Street/5056/26/East Ward
89- Rutherford Street/5056/89/East Ward
92-106 Rutherford Street/5056.01/24/East Ward
303-315 Doremus Avenue/5060.01/7/East Ward
317-329 Doremus Avenue/5060.01/148/East Ward
317-329 Doremus Avenue/5060.01/151/East Ward
284-300 Doremus Avenue/5070/1/1.01/East Ward
302-10&322-30 Doremus Avenue/5070/3/3.01/East Ward
332-352 Doremus Avenue/5070/5/5.01/East Ward
354-374 Doremus Avenue Rear/5070/7.03/East Ward
376-394 Doremus Avenue/5070/9/9.01/East Ward
396-414 Doremus Avenue/5070/11/11.01/East Ward
312-316 Doremus Avenue/5070/36/East Ward
873-915 Delancy Street/5074/3/East Ward
921-979 Delancy Street/5074/25/East Ward
245-253 Foundry Street/5005/1.01/East Ward
87-125 Doremus Avenue/5010/7/East Ward
127-167 Doremus Avenue/5010/8/East Ward
147-163 Doremus Avenue/5010/21.01/East Ward
125-145 Doremus Avenue/5010/21.02/East Ward
167 Doremus Avenue/5010/21.03/East Ward
192-212 Doremus Avenue/5014/1/1.03,1.04/East Ward
279-295 Doremus Avenue/5016/4/B5060.01/130.02/East Ward
271-277 Doremus Avenue/5016/5/East Ward
191-269 Doremus Avenue Rear/5016/6/East Ward
191-269 Doremus Avenue/5016/30/East Ward
173-189 Doremus Avenue/5016.01/20/East Ward
291-373 Avenue P Rear/5020/13/East Ward
357-405 Avenue P/5020/14/East Ward
461-549 Avenue P/5020/133/East Ward
385-405 Avenue P/5020/138/East Ward
152-164 Rutherford Street/5056/20/East Ward
108-134 Rutherford Street/5056.01/25/East Ward
672-696 Doremus Avenue/5066/16/East Ward

Additional Information:

Resolution 7R2-a adopted on January 19, 2017 authorized and directed the Central Planning Board to conduct a preliminary investigation

7R2-e(s) [18-0822](#)**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: This resolution hereby authorizes an emergency to be declared and further authorizes Ordinance 6PSF-b, granting amendment of the Original Financial Agreement, dated January 8, 2014, as amended and supplemented, by and between the City and TDAF I Springfield Avenue Holding Urban Renewal Company, LLC, 799 Central Avenue, Suite 300, Highland Park, Illinois 60035, to add Springfield Avenue Grocer Urban Renewal Company, LLC and University Heights Residential Urban Renewal Company, LLC, as parties and allocate the obligations under the Original Financial Agreement for the Project located at Block 236, Lots 1.03, 2-26 Jones Street, "Residential Component" and Block 236, Lots 1.04 and 1.05, 82-110 South Orange Avenue, 206-208 Springfield Avenue, "Grocery Component" on the City Tax can meet the deadline to close on the financing

Additional Information:7R2-f(s) [18-0850](#)**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: This resolution hereby authorizes an emergency to be declared and further authorizes Ordinance 6PSF-a(S), granting a long term tax abatement to Telephone Heights Preservation Urban Renewal Associates, L.P., 77 Park Street, Montclair, New Jersey 07042, 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 for the rehabilitation of an existing affordable housing project, including without limitation, bathroom and kitchen upgrades and energy efficiency improvements, located on real property commonly known as 176-182 Avon Avenue, Newark, New Jersey and identified on the City's tax map as Block 2660, Lot 6 (South Ward), in order for Telephone Heights Preservation Urban Renewal Associates, LP to meet the New Jersey Housing and Mortgage Finance Agency deadline of June 15, 2018 to close on the financing.

Ordinance No(s): Ordinance 6F-b, adopted on first reading by the Municipal Council on May 23, 2018. Ordinance 6PSF-a(S) is scheduled for a public hearing, second reading and final passage.

Additional Information:

7R2-g(s) [18-0865](#) **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Declaring an Area in Need of Redevelopment
Purpose: Designating area in need of redevelopment
List of Property:
(Address/Block/Lot/Ward)
73-87 Clay Street/Block 8/Lot 9-03/Central Ward
Additional Information:
Resolution 7R2-g (AS) adopted on April 24, 2018 authorized and directed the Central Planning Board to conduct a preliminary investigation

7R3 Engineering

7R3-a(s) [18-0608](#) **Dept/ Agency:** Engineering
Action: (X) Ratifying (X) Authorizing (X) Amending
Type of Service: Change Order /Amend Resolution
Purpose: Change Order/Amendment #1 Contract No. 09-2015, Various Streets - 2015 (12 Locations) MA-15 Newark Project
Entity Name: J.A. Alexander Inc.
Entity Address: 130 John F. Kennedy Boulevard, Bloomfield, New Jersey 07003
Contract Amount: Increase contract by \$311,465.70 for a revised total contract amount not to exceed \$1,869,066.51
Funding Source: City Budget/Department of Engineering, Account # 71930, #71280
Contract Period: November 13, 2017 through November 13, 2018
Contract Basis: (X) Bid () State Vendor () Prof. Ser. () EUS () Fair & Open () No Reportable Contributions () RFP () RFQ () Private Sale () Grant () Sub-recipient () n/a
Additional Information:
Contract No. 09-2015
Contract Amount: \$1,557,600.81
Change Amount: \$311,465.70
New Contract Amount: \$1,869,066.51

7R3-b(s) [18-0738](#)**Dept/ Agency:** Engineering**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Bid Contract**Purpose:** Annual Pothole Repair Contract**Entity Name:** Granada Construction Corporation**Entity Address:** 147 Thomas Street, Newark, New Jersey 07114**Contract Amount:** \$521,313.50**Funding Source:** City of Newark/Capital Fund**Contract Period:** 365 consecutive calendar days from the issuance of a formal Notice to Proceed**Contract Basis:** (X) Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a**Additional Information:**

Bids Solicited: Three (3)

Bids Received: Three (3)

Bids Rejected:

Bids Re-Solicited:

Bids Received:

Partial Certification of Funds for \$291,313.50, balance of funding for contract will be extended as funds become available.

7R3-c(s) [18-0739](#)**Dept/ Agency:** Engineering**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Bid Contract**Purpose:** Traffic Calming - Speed Humps**Entity Name:** Granada Construction Corporation**Entity Address:** 147 Thomas Street, Newark, New Jersey 07114**Contract Amount:** Not to exceed \$542,300.00**Funding Source:** City of Newark/Capital Fund**Contract Period:** 365 consecutive calendar days from the issuance of a formal Notice to Proceed**Contract Basis:** (X) Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a**Additional Information:**

Bids Solicited:

Bids Received: One (1)

Bids Rejected:

Bids Re-Solicited:

Bids Received:

7R6 Law7R6-a(s) [18-0730](#)**Dept/ Agency:** Law**Action:** () Ratifying (X) Authorizing () Amending**Purpose:** Pre-Litigation Settlement of Civil Claim**Docket No.:** N/A**Claimants:** AFSCME NJ, Local 2299, Michael Wilson and Felix Amoh-Mensah**Claimant's Attorney:** Zazzali, Fagella, Nowak, Kleinbaum & Friedman, P.C.**Attorney's Address:** 570 Broad Street, Suite 1402, Newark, New Jersey 07102**Settlement Amount:** \$55,000.00**Funding Source:** Insurance Trust Fund**Additional Comments:****Invitation:** Acting Corporation Counsel (date to be entered by Clerk's Office)**7R8 Municipal Council and City Clerk**7R8-a(s) [18-0883](#)**Dept/ Agency:** Offices of Municipal Council/City Clerk**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Establishing Sister Cities Relationship**Purpose:** Benefit from cultural and economic exchanges**City/State/Country:** Kano State, Nigeria**Sponsor:** Council Member, Mildred C. Crump**Additional Information:**

7R9 Public Safety

7R9-a(s) [18-0413](#) **Dept/ Agency:** Public Safety/Division of Police
Action: (X) Ratifying (X) Authorizing () Amending
Type of Service: Professional Service Contract
Purpose: To provide Clinical and Forensic Psychological and Consulting Services
Entity Name: Nicole J. Rafanello, Ph.D., CFPCS Limited Liability Company, D/B/A Clinical and Forensic Psychological and Consulting Services
Entity Address: 91 Washington Street, Morristown, New Jersey 07960
Contract Amount: Not to exceed \$264,875.00
Funding Source: 2018 Budget/Department of Public Safety, Police Division
Contract Period: April 1, 2018 through March 31, 2019
Contract Basis: () Bid () State Vendor (X) Prof. Ser. () EUS
() Fair & Open (X) No Reportable Contributions () RFP () RFQ
() Private Sale () Grant () Sub-recipient () n/a
Additional Information:
Deferred 7R9-a 052318
Deferred 7R9-a (s) 053018

ADJOURNMENT

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