

City of Newark

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



Meeting Agenda - Final

SPECIAL MEETING

Tuesday, December 10, 2024

10:00 AM

Council Chamber

Municipal Council

*Council Member Patrick O. Council
Council Member Carlos M. Gonzalez
Council Member Dupré L. Kelly
Council Member Luis A. Quintana
Council Member Anibal Ramos, Jr.
Council Member Louise Scott-Rountree
Council Member Michael J. Silva*

President C. Lawrence Crump

Kecia Daniels, City Clerk Abraham Negrón, 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 6, 2023. In addition, the agenda for this meeting was disseminated on December 6, 2024 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**

7. RESOLUTIONS

7R2 Economic and Housing Development

- 7R2-a(s) [24-1061](#) **Dept/ Agency:** Economic and Housing Development
Action: () Ratifying (X) Authorizing (X) Amending
Type of Service: Private Sale/Redevelopment
Purpose: First Amendment to the Agreement for the Sale and Redevelopment of Land to Lincoln Park/Coast Cultural District, Inc., to change the Entity Name, amend the scope of the Project, correct the assessed amount, and correct the sale amount.
Entity Name: LPCCD Development, LLC
Entity Address: 450 Washington Street, Newark, New Jersey 07102
Sale Amount: \$148,579.68
Cost Basis: (X) \$6.00PSF () Negotiated () N/A () Other:
Assessed Amount: \$417,000.00
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)
 11-15 Emmet Street/Block 2804/Lots 15, 16, 17/South Ward
 68 Sherman Avenue/Block 2809/Lot 8/South Ward
 26 Thomas Street/Block 2821/Lot 6/East Ward
 54 Pennsylvania Avenue/Block 2821/Lot 11/East Ward
 34-36 Parkhurst Street/Block 2821/Lot 13/East Ward
 26 Parkhurst Street/Block 2821/Lot 18/East Ward
 28 Parkhurst Street/Block 2821/Lot 17/East Ward
 1109 Broad Street/Block 2822/Lot 34/East Ward
Additional Information:
 Resolution 7R2-b adopted on September 8, 2022, authorized the Private Sale/Redevelopment pursuant to the Agreement for the Sale and Redevelopment of Land.

This Resolution authorizes a First Amendment to the Agreement for the Sale and Redevelopment of Land to change the Entity Name, amend the scope of the Project, correct the assessed amount, and correct the sale amount.

7R2-b(s) [24-1488](#)**Dept/ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing (X) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** First Amendment to the Agreement for the Sale and Redevelopment of Land, to Rising Plains 570 LLC, to amend the Scope of the Project**Entity Name:** Rising Plains 570 LLC**Entity Address:** 1515 Morris Place, Hillside, New Jersey 07205-0720**Sale Amount:** \$115,206.84**Cost Basis:** (X) \$7.00 PSF () Negotiated () N/A () Other:**Assessed Amount:** \$328,200.00**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)**

497-499 Bergen Street/Block 2611/Lots 29, 30 and 36/Central Ward

509-513 Bergen Street/Block 2611/Lot 32/Central Ward

507 Bergen Street/Block 2611/Lot 33/Central Ward

215 Rose Street/Block 2611/Lot 38/Central Ward

Additional Information:

Resolution 7R2-a, adopted on February 7, 2024, authorized the Private Sale/Redevelopment, pursuant to the Agreement for the Sale and Redevelopment of Land.

This Resolution authorizes a First Amendment to the Agreement for the Sale and Redevelopment of Land, to amend the Scope of the Project.

7R2-c(s) [24-1521](#)**Dept/ Agency:** Economic and Housing Development Department**Action:** () Ratifying (x) Authorizing (x) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** First Amendment to the Agreement for the Sale and Redevelopment of Land Between the City of Newark and Inner City Development Group, LLC**Entity Name:** Inner City Development Group, LLC**Entity Address:** 216 Goldsmith Avenue, Newark, New Jersey 07112**Contract Amount:** \$55,080.00**Funding Source:** Inner City Development Group, LLC]**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)**

146-148 Fabyan Place/Block 3083/Lot 19/South Ward

150-152 Fabyan Place/Block 3083/Lot 20/South Ward

Resolution 7R2-b, adopted on October 21, 2020, authorized the Private Sale/Redevelopment, pursuant to the Agreement for the Sale and Redevelopment of Land

7R2-d(s) [24-1614](#)**Dept./ Agency:** Economic and Housing Development**Action:** () Ratifying (X) Authorizing () Amending**Type of Service:** Subordination Agreement/Reverter**Purpose:** Resolution of the City of Newark, in the County of Essex, State of New Jersey authorizing the execution of an Agreement to subordinate the city's rights of reverter by entering into a subordination agreement with Merchants Bank of Indiana as lender and NMA Owners Urban Renewal LLC as borrower in order to permit financing necessary for the redevelopment of an affordable rental or for-sale housing project.**Entity Name:** NMA Owners Urban Renewal LLC**Entity Address:** 2 Park Avenue, 23rd Floor, New York, New York 10016**Sale Amount:** \$0.00**Cost Basis:** () \$ PSF () Negotiated (X) N/A () Other:**Assessed Amount:** \$0.00**Appraised Amount:** \$0.00**Contract Period:** Not Applicable**Contract Basis:** () Bid () State Vendor () Prof. Ser. () EUS

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

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

List of Property:**(Address/Block/Lot/Ward)**

47-55 Washington Street/Block 34/Lots 9, 10, 11:35, 12 and 30/Central Ward

65 Central Street/Block 35/Lot 29/Central Ward

Additional Information:

Ordinance 6PSF-d(s) adopted on August 30, 2022, authorized the Sale/Redevelopment Agreement.

ADJOURNMENT

KECIA DANIELS**CITY CLERK OF THE MUNICIPAL COUNCIL****NEWARK, NEW JERSEY**