

City of Newark

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



Meeting Minutes - 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 Negron, Deputy City Clerk

CALL TO ORDER

Regular 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 10:01 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 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

Present: 5 - Patrick O. Council, Carlos M. Gonzalez, Luis A. Quintana, Michael J. Silva, and C. Lawrence Crump

Absent: 3 - Dupré L. Kelly, Anibal Ramos Jr., and Louise Scott-Rountree

Motion to Enter Executive Session

A motion was made by the Council of the Whole to enter Executive Session at 10:02 A.M. The motion was adopted by the following votes:

Yes: 5 - Patrick O. Council, Carlos M. Gonzalez, Luis A. Quintana, Michael J. Silva, and C. Lawrence Crump

Absent: 3 - Dupré L. Kelly, Anibal Ramos Jr., and Louise Scott-Rountree

Executive Session ended at 10:56 A.M.

Ramos arrived at 10:59 A.M.

Scott-Rountree arrived at 10:59 A.M.

Present: 7 - Patrick O. Council, Carlos M. Gonzalez, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

Absent: 1 - Dupré L. Kelly

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.

A motion was made by the Council of the Whole to Adopt. The motion was adopted by the following votes:

Yes: 7 - Patrick O. Council, Carlos M. Gonzalez, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

Absent: 1 - Dupré L. Kelly

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.

A motion was made by the Council of the Whole to Adopt. The motion Failed by the following votes:

Yes: 3 - Patrick O. Council, Louise Scott-Rountree, and C. Lawrence Crump

Absent: 1 - Dupré L. Kelly

Abstain: 4 - Carlos M. Gonzalez, Luis A. Quintana, Anibal Ramos Jr., and Michael J. Silva

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

Allison Ladd, Director Department of Economic and Housing Development commented.

A motion was made by the Council of the Whole to Adopt. The motion was adopted by the following votes:

Yes: 7 - Patrick O. Council, Carlos M. Gonzalez, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

Absent: 1 - Dupré L. Kelly

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.

A motion was made by the Council of the Whole to Adopt. The motion was adopted by the following votes:

Yes: 7 - Patrick O. Council, Carlos M. Gonzalez, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

Absent: 1 - Dupré L. Kelly

ADDED STARTERS

8. COMMUNICATIONS

8-a(s/as) [24-1669](#) AN ORDINANCE AMENDING TITLE 10, FINANCE AND TAXATION, CHAPTER 32, SPECIAL IMPROVEMENT DISTRICTS, OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, AS AMENDED AND SUPPLEMENTED, BY AMENDING 10:32-3.6, 10:32-3.11, 10:32-5.1, 10:32-5.2(C)-(F), 10:32-5.5(A), 10:32-5.5(C)-(D), AND 10:32-5.7(E) CLARIFYING REPORTING REQUIREMENTS AND DESIGNATING A DISTRICT MANAGEMENT CORPORATION, STRIKING 10:32-5.6 HIRING PRACTICES AND 10:32-5.9 TRIENNIAL REVIEW, AND ADDING 10:32-3.XX ESTABLISHING A BOARD OF TRUSTEES AND 10:32-5.XX ESTABLISHING AN EFFECTIVE DATE.

Public Hearing will be January 8, 2025.

A motion was made by the Council of the Whole to Advance and Adopt on First Reading as 6F-a (s/as). The motion was adopted by the following votes:

Yes: 7 - Patrick O. Council, Carlos M. Gonzalez, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

Absent: 1 - Dupré L. Kelly

PUBLIC COMMENTS

City Clerk Kecia Daniels announced the 30 Minute Public Comment portion of this meeting where each speaker has three minutes to address the Council.

Comments were made by Munirah El-Bomani, Jule Baskerville, George Tillman, Jr., Deshawn Ross, Delois Black, Debra Salters and Ines from Rising Plains.

ADJOURNMENT

A motion was made by the Council of the Whole to Adjourn the meeting at 11:29 A.M. The motion was adopted by the following votes:

Yes: 7 - Patrick O. Council, Carlos M. Gonzalez, Luis A. Quintana, Anibal Ramos Jr., Louise Scott-Rountree, Michael J. Silva, and C. Lawrence Crump

Absent: 1 - Dupré L. Kelly

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

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