

City of Newark

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



Meeting Minutes - Final

SPECIAL MEETING

Tuesday, February 9, 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 10:07 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 2, 2015. In addition, the agenda for this meeting was disseminated on February 4, 2016 at the time of preparation.

ROLL CALL

- Present:** 6 - Augusto Amador, John Sharpe James, Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump
- Absent:** 3 - Carlos M. Gonzalez, Gayle Chaneyfield Jenkins, and Joseph A. McCallum Jr.
- McCallum arrived at 10:08 a.m.

ORDINANCES

6PSF Public Hearing, Second Reading and Final Passage

6PSF-a (s) [15-1955](#)

REFUNDING BOND ORDINANCE TO FINANCE THE ALLOWABLE COSTS RELATED TO AN ENERGY SAVINGS IMPROVEMENT PROGRAM (“ESIP”) UNDERTAKEN IN AND BY THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY, APPROPRIATING \$16,000,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$16,000,000.00 ESIP REFUNDING BONDS OR NOTES OF THE CITY OF NEWARK FOR FINANCING THE COST THEREOF

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, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump
- Absent:** 2 - Carlos M. Gonzalez, and Gayle Chaneyfield Jenkins

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

7R1 Administration

7R1-a (s) [15-1835](#)

Dept/ Agency: Administration/ Office of the Business Administrator

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

Type of Service: [Competitive](#) Professional Service Contracting

[N.J.S.A. 40A:11-4.1\(k\)](#)

Purpose: To provide for the 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: \$191,360.00

Funding Source: 2015 Budget/Administration

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

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

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

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

Additional Information:

Deferred 7R1-e 020316

Deferred 7R1-a (s) 020916

Invitation: Director of Communications, February 17, 2016

Failed 7R1-a 021716

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, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Gayle Chaneyfield Jenkins

ADDED STARTERS

7R3 Economic and Housing Development

7R3-a (as) [15-1967](#)

Dept/ Agency: Economic & Housing Development

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

Type of Service: Grant Agreement

Purpose: To grant financial assistance for a project consisting of two buildings along Bergen Street: Building A - 8 stories, 56 residential units, over commercial space, and fourteen (14) parking spaces, and Building B - consisting of four stories, 10 residential units, and a community center on the ground floor

Entity Name: Bergen Street Redevelopment, LLC

Entity Address: 953 Bergen Street, Newark, New Jersey 07112

Grant Amount: \$1,900,000.00

Funding Source: Motor Vehicle Tax Revenue Bonds, Series 2015

Total Project Cost: \$22,505,418.00

City Contribution: N/A

Other Funding Source/Amount: N/A

Contract Period: Start and end dates

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)

1037-1047 Bergen Street and 1057-1059 Bergen Street, Newark New Jersey and identified on the official tax map of the City as Block 3660, Lots 3, 5 and 8, and Block 3661, Lot 11/South Ward.

Additional Information:

A motion was made by James, seconded by Crump that this item be Adopted.

The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Gayle Chaneyfield Jenkins

7R3-b (as) [15-2191](#)

Dept/ Agency: Economic & Housing Development
Action: (X) Ratifying (X) Authorizing (X) Amending
Type of Service: Amending Resolution #7R3-a(s) 091912 contract with Sub-recipient

Purpose: First Amended Affordable Housing Agreement
Entity Name: Cherry Park, LLC or an entity under common control of Cherry Park, LLC

Entity Address: 480 North 4th Street, Newark, New Jersey 07107

Grant Amount: \$800,000.00 (Eight Hundred Thousand and Zero Cents)

Funding Source: Community Development Block Grant HOME Program

Contract Period: September 19, 2012 through September 18, 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)

144-178 Sylvan Avenue, Newark, New Jersey 07104 North Ward/Block 839.01, Lot 32

Additional Information:

Affordable Housing Grant Agreement approved under Resolution #7R3-a(s) 091912

Extend term of Agreement from September, 2014 through September 18, 2016

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

7R3-c (as) [15-2295](#)

Dept/ Agency: Economic and Housing Development

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

Type of Service: Need for Housing Project

Purpose: To support NJHMFA Low Income Housing Tax Credit Application for a project known as 505 Clinton Avenue, for the construction of twenty seven (27) rental units of affordable housing to be located at 505-509 Clinton Avenue, Newark, New Jersey 07108, Block 3000, Lot 21

Entity Name: Newark Community Economic Development Corporation

Entity Address: 111 Mulberry Street, Market Street Suite LL, Newark, New Jersey 07102

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

Total Project Cost: Approximately \$7,042,748.00

City Contribution: Proposed Funding Upon Municipal Approval
Affordable Housing Trust Fund/ \$500,000.00
PSE&G Settlement/ \$1,000,000.00

Other Funding Source/Amount: Proposed Funding Upon Municipal Approval

HMFA 1st Mortgage, Note

1/\$1,490,488.00

HMFA 1ST Mortgage, Note 11/\$2,726,000.00

CDBG/UEZ/\$500,000.00

Kresge/Dodge/VictoriaFoundation/\$750,000.00

LIHTC Equity (4%)/\$2,314,370.00

Deferred Developers Fee/\$676,174.00

List of Properties:

(Address/Block/Lot/Ward)

505-509 Clinton Avenue, Newark, New Jersey

Block 3000, Lot 21 (South Ward)

Additional Information:

A motion was made by James, seconded by Osborne that this item be Adopted.

The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Gayle Chaneyfield Jenkins

PENDING BUSINESS ON THE AGENDA

9.-a (s) [15-2171](#) AN ORDINANCE AMENDING TITLE XXXXI "THE ZONING AND LAND USE REGULATIONS OF THE CITY OF NEWARK" TO ESTABLISH PROFESSIONAL REVIEW FEES AND ESCROWS FOR REVIEW AND ADMINISTRATION OF APPLICATIONS FOR DEVELOPMENT TO CENTRAL PLANNING BOARD AND/OR BOARD OF ADJUSTMENT.

Deferred 8-a 020316

Deferred 9-a (s) 020916

Deferred 9-a 021716

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

Yes: 7 - Augusto Amador, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Gayle Chaneyfield Jenkins

ADJOURNMENT

A motion was made by the Council of the Whole to Adjourn this meeting at 10:13 a.m. The motion was adopted by the following votes:

Yes: 7 - Augusto Amador, John Sharpe James, Joseph A. McCallum Jr., Eddie Osborne, Luis A. Quintana, Anibal Ramos Jr., and Mildred C. Crump

Absent: 2 - Carlos M. Gonzalez, and Gayle Chaneyfield Jenkins

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

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