

# City of Newark

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



## Meeting Agenda - Final

### REGULAR MEETING

**Tuesday, November 26, 2024**

**6:30 PM**

**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*

**1. CALL TO ORDER**

**2. NATIONAL ANTHEM / PLEDGE OF ALLEGIANCE**

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

**INVOCATION**

**3. 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 November 22, 2024 at the time of preparation and posted on the website of the City of Newark.*

**4. ROLL CALL**

## HEARING OF CITIZENS

[24-1529](#)

1. ALIF MUHAMMAD
2. MARYAM BEY
3. LINDA MCDONALD-CARTER
4. GEORGE TILLMAN, JR.
5. NADIRAH BROWN
6. MUNIRAH EL-BOMANI
7. CHÉ COLTER
8. DEBRA SALTERS
9. OPAL R. WRIGHT
10. DEBORAH EDWARDS
11. FELICIA ALSTON-SINGLETON
12. LISA MITCHELSON-PARKER
13. LAMONT VAUGHN
14. RICHARD ANDERSON
15. DAWN REYNOLDS
16. DONNA JACKSON
17. DOMINIC MERCY
18. SHAROD CARAWAY-BROWN
19. DARNELLA LEE
20. GEE CURETON
21. CASSANDRA DOCK
22. TARRICK TUCKER
23. KHALIL TUTT
24. ALIA CLARK
25. RICHARD AVENT

**5. REPORTS AND RECOMMENDATIONS OF CITY OFFICERS, BOARDS, AND COMMISSIONS**

- 5-a [24-1502](#) Joint Meeting of Essex & Union Counties, Minutes, January through August 2024.
- 5-b [24-1503](#) Joint Meeting of Essex & Union Counties, Annual Operational Report 2023 and Annual User Charge Apportionment Report 2023.
- 5-c [24-1449](#) North Jersey District Water Supply Commission, Minutes, September 25, 2024.
- 5-d [24-1507](#) Newark Housing Authority, Minutes, June through October 2024.
- 5-e [24-1544](#) Office of the City Clerk, 2023 Annual Report.
- 5-f [24-1545](#) Office of the City Clerk, Marriage License Bureau, Financial Reports, July through September 2024.

**6. ORDINANCES****6F First Reading**

- 6F-a [24-1362](#) **AN ORDINANCE AMENDING TITLE II, ADMINISTRATION, CHAPTER 5, DEPARTMENT OF ADMINISTRATION, ARTICLE 4, DIVISION OF CENTRAL PURCHASING, OF THE REVISED ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, BY ADDING A NEW SECTION 14, POLICIES AND PROCEDURES GOVERNING THE USE OF PROCUREMENT CARDS.**

The Ordinances adopted today on First Reading will be advertised in accordance with law, and a public hearing will be held at a Special Meeting on December 10, 2024, or as soon thereafter as practical, in the Council Chamber, Second Floor, City Hall, Newark, New Jersey.

**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****7R1 Administration**

- 7R1-a**      [24-1378](#)      **Dept/ Agency:** Administration/Office of Management and Budget  
**Action:** (X) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Budget Insertion  
**Purpose:** To maintain and enhance the upgrade of the City's Public Health Emergency Preparedness and Response Capabilities.  
**Funding Source:** State of New Jersey Department of Health, Division of Public Health Infrastructure, Laboratories and Emergency Preparedness (PHILEP)  
**Appropriation Amount:** \$255,608.00  
**Budget Year:** 2024  
**Contract Basis:** ( ) Bid    ( ) State Vendor    ( ) Prof. Ser.    ( ) EUS  
( ) Fair & Open    ( ) No Reportable Contributions    ( ) RFP    ( ) RFQ  
( ) Private Sale    (X) Grant    ( ) Sub-recipient    ( ) n/a  
**Additional Information:**  
Funds accepted by Apply and Accept Resolution submitted under separate cover as Legistar File ID #24-1341. Operating Agency: Department of Health and Community Wellness  
**Two-Thirds vote of full membership required.**
- 7R1-b**      [24-1403](#)      **Dept/ Agency:** Administration/Office of Management and Budget  
**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Budget Insertion  
**Purpose:** To provide funds for Click It or Ticket Seat Belt Mobilization Grant to address traffic concerns.  
**Funding Source:** New Jersey Division of Highway Traffic Safety (DHTS)  
**Appropriation Amount:** \$10,500.00  
**Budget Year:** 2024  
**Contract Basis:** ( ) Bid    ( ) State Vendor    ( ) Prof. Ser.    ( ) EUS  
( ) Fair & Open    ( ) No Reportable Contributions    ( ) RFP    ( ) RFQ  
( ) Private Sale    (X) Grant    ( ) Sub-recipient    ( ) n/a  
**Additional Information:**  
Funds accepted by Resolution #7R9-b on 10/2/2024  
Operating Agency: Department of Public Safety  
**Two-Thirds vote of full membership required.**

- 7R1-c**      [24-1493](#)      **Dept/ Agency:** Administration/Office of Management and Budget  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Transfer of Community Development Block Grant Funds  
**Purpose:** Public Facilities and Public Improvements (ALL WARDS)  
**Funding Source:** United States Department of Housing and Urban Development (HUD)  
**Amount Transferred:** \$56,932.00  
**Transferred From:** Various Projects  
**Transferred To:** Public Facilities and Public Improvements  
**Additional Information:**  
This Resolution authorizes the reprogramming of funds in the amount of Fifty-Six Thousand Nine Hundred Thirty-Two Dollars and Zero Cents (\$56,932.00) for Public Facilities and Public Improvements. (All Wards)  
**Two-Thirds vote of full membership required.**
- 7R1-d**      [24-1494](#)      **Dept/ Agency:** Administration/Office of Management and Budget  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Transfer of Community Development Block Grant Funds  
**Purpose:** Public Facilities and Public Improvements (ALL WARDS)  
**Funding Source:** United States Department of Housing and Urban Development (HUD)  
**Amount Transferred:** \$1,391.00  
**Transferred From:** Various Projects  
**Transferred To:** Public Facilities and Public Improvements  
**Additional Information:**  
This Resolution authorizes the reprogramming of funds in the amount of One Thousand Three Hundred Ninety-One Dollars and Zero Cents for Public Facilities and Public Improvements. (All Wards)  
**Two-Thirds vote of full membership required.**
- 7R1-e**      [24-1496](#)      **Dept/ Agency:** Administration/Office of Management and Budget  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Transfer of CDBG Funds  
**Purpose:** Public Facilities and Public Improvements (ALL WARDS)  
**Funding Source:** United States Department of Housing and Urban Development (HUD)  
**Amount Transferred:** \$922,566.00  
**Transferred From:** Various Projects  
**Transferred To:** Public Facilities and Public Improvements  
**Additional Information:**  
**Two-Thirds vote of full membership required.**

- 7R1-f**      [24-1497](#)      **Dept/ Agency:** Administration/Office of Management and Budget  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Transfer of CDBG Funds  
**Purpose:** Public Facilities and Public Improvements (ALL WARDS)  
**Funding Source:** United States Department of Housing and Urban Development (HUD)  
**Amount Transferred:** \$676,607.00  
**Transferred From:** Various Projects  
**Transferred To:** Public Facilities and Public Improvements  
**Additional Information:**  
**Two-Thirds vote of full membership required.**
- 7R1-g**      [24-1551](#)      **Dept/ Agency:** Administration/Office of Management and Budget  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** External Transfer of Funds  
**Purpose:** To transfer funds within various departments to provide sufficient funding until year end  
**Amount Transferred:** \$6,126,865.00  
**Transferred From:** Various Departments  
**Transferred To:** Various Departments  
**Additional Information:**  
The Schedule of the 2024 External Transfers of Funds #1 is attached to the file.  
**Two-Thirds vote of full membership required.**
- 7R1-h**      [24-1552](#)      **Dept/ Agency:** Administration/Office of Management and Budget  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** External Transfer of Funds  
**Purpose:** To transfer funds within various departments to provide sufficient funding until year end.  
**Amount Transferred:** \$0.00  
**Transferred From:** Various Departments  
**Transferred To:** Various Departments  
**Additional Information:**  
**Two-Thirds vote of full membership required.**



- 7R1-i**      [24-1554](#)      **Dept/ Agency:** Administration/Office of Management and Budget  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Cancellation of 2024 Appropriations and Other Funds  
**Purpose:** Close out balances for fiscal year 2024  
**Fund Name:** Current Fund, Water Fund, Sewer Fund, Capital Improvement Authorization  
**Amount(s) Cancelled:** \$0.00  
**Additional Information:**  
Cancellation of the unencumbered balances appropriated from the 2024 Current Fund; Water Utility Fund; Sewer Utility Fund; Capital Improvement Authorizations; Other Miscellaneous Receivables and Reserves; Public and Private Programs and Trust Funds
- 7R1-j**      [24-1448](#)      **Dept/ Agency:** Administration/Division of Central Purchasing  
**Action:** ( ) Ratifying ( ) Authorizing ( ) Amending  
**Type of Service:** Extension of Emergency Contract #E2024-05  
**Purpose:** To extend Contract #E2024-05 for the declaration of emergency for demolition and related services  
**Entity Name:** Caravella Demolition Inc.  
**Entity Address:** 40 Deforest Avenue, East Hanover, New Jersey 07936  
**Contract Amount:** Not to exceed \$750,250.00  
**Funding Source:** 2023 Budget/Department of Economic Housing Development/NW027-A23-EC3P0-71910-B2023  
2023 Budget/Department of Economic Housing Development/NW027-A23-EC23B-71910-B2023  
**Contract Period:** Extended an additional ninety (90) days from October 27, 2024, through January 27, 2025  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient (X) n/a  
**Additional Information:**  
An Emergency Contract #E2024-05 for the period of July 19, 2024 through October 27, 2024 was awarded in an amount not to exceed \$725,250.00 for the Economic Housing Development.
- This extension of Emergency Contract #E2024-05 will be in effect until January 27, 2025 and this extension will increase the contract by \$25,000.00 for a new total emergency contract amount not to exceed \$750,250.00.

**7R1-k**      [24-1380](#)      **Dept/ Agency:** Administration/Division of Central Purchasing  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Bid Contract(s)  
**Purpose:** To provide Meals Delivered Services (Prisoners)  
**Entity Name(s)/Address(s):** Queen Pizza and Deli, 938 Broad Street,  
Newark, NJ 07102  
**Contract Amount:** \$280,000.00  
**Funding Source:** 2024 Budget/Department of Public Safety, Division of  
Police NW011-190-1902-72020-B2024  
**Contract Period:** To be established for a period not to exceed  
twenty-four (24) consecutive months.  
**Contract Basis:** (X) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
**Entity Name/Address:** Queen Pizza and Deli 938 Broad Street, Newark,  
NJ 07102  
**Additional Information:**  
Advertised Date: September 11, 2024  
Due Date: September 26, 2024  
Bids Downloaded: 21  
Bids Received: 4

**7R1-I**      [24-1561](#)      **Dept/ Agency:** Administration/Office of the Business Administrator  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Application/Acceptance of Grant Funds  
**Purpose:** Application/Acceptance of Sub-award VAG-109-21 for the  
North Ward Project.  
**Entity Name:** State of New Jersey, Office of the Attorney General,  
Department of Law and Public Safety  
**Entity Address:** P.O. Box 081, Trenton, New Jersey 08625-0081  
**Grant Amount:** \$137,500.00  
**Total Project Cost:** \$171,875.00  
**City Contribution:** Municipal In-Kind Match of \$34,375.00  
**Funding Source:** Victims of Crime Act (VOCA) Victim Assistance Grant  
(VAG) Program  
**Grant Period:** September 1, 2024 through August 31, 2025  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
( ) Private Sale (X) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**

**7R1-m**      [24-1562](#)      **Dept/ Agency:** Administration/Office of the Business Administrator  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Application/Acceptance of Grant Funds  
**Purpose:** Application/Acceptance of Sub-award VAG-108-21 for the East Ward Project.  
**Entity Name:** State of New Jersey, Office of the Attorney General, Department of Law and Public Safety  
**Entity Address:** P.O. Box 081, Trenton, New Jersey 08625-0081  
**Grant Amount:** \$137,500.00  
**Total Project Cost:** \$171,875.00  
**City Contribution:** Municipal In-Kind Match of \$34,375.00  
**Funding Source:** Victims of Crime Act (VOCA) Victim Assistance Grant (VAG) Program  
**Grant Period:** September 1, 2024 through August 31, 2025  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS ( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ ( ) Private Sale (X) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**

**7R1-n**      [24-1558](#)      **Dept/ Agency:** Administration/Office of the Business Administrator  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Application/Acceptance of Grant Funds  
**Purpose:** Application/Acceptance of Sub-award VAG-106-21 for the Shani Baraka Women's Resource Center.  
**Entity Name:** State of New Jersey, Office of the Attorney General, Department of Law and Public Safety  
**Entity Address:** P.O. Box 081, Trenton, New Jersey 08625-0081  
**Grant Amount:** \$137,500.00  
**Total Project Cost:** \$171,875.00  
**City Contribution:** Municipal In-Kind Match of \$34,375.00  
**Funding Source:** Victims of Crime Act (VOCA) Victim Assistance Grant (VAG) Program  
**Grant Period:** September 1, 2024 through August 31, 2025  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS ( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ ( ) Private Sale (X) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**

**7R1-o**      [24-1559](#)      **Dept/ Agency:** Administration/Office of the Business Administrator  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Application/Acceptance of Grant Funds  
**Purpose:** Application/Acceptance of Sub-award VAG-110-21 for the South Ward Project.  
**Entity Name:** State of New Jersey, Office of the Attorney General, Department of Law and Public Safety  
**Entity Address:** P.O. Box 081, Trenton, New Jersey 08625-0081  
**Grant Amount:** \$137,500.00  
**Total Project Cost:** \$171,875.00  
**City Contribution:** Municipal In-Kind Match of \$34,375.00  
**Funding Source:** Victims of Crime Act (VOCA) Victim Assistance Grant (VAG) Program  
**Grant Period:** September 1, 2024 through August 31, 2025  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
( ) Private Sale (X) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**

**7R1-p**      [24-1560](#)      **Dept/ Agency:** Administration/Office of the Business Administrator  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Application/Acceptance of Grant Funds  
**Purpose:** Application/Acceptance of Sub-award VAG-107-21 for the West Ward Project.  
**Entity Name:** State of New Jersey, Office of the Attorney General, Department of Law and Public Safety  
**Entity Address:** P.O. Box 081, Trenton, New Jersey 08625-0081  
**Grant Amount:** \$137,500.00  
**Total Project Cost:** \$171,875.00  
**City Contribution:** Municipal In-Kind Match of \$34,375.00  
**Funding Source:** Victims of Crime Act (VOCA) Victim Assistance Grant (VAG) Program  
**Grant Period:** September 1, 2024 through August 31, 2025  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
( ) Private Sale (X) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**

- 7R1-q**      [24-1564](#)      **Dept/ Agency:** Administration/Office of the Business Administrator  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Application/Acceptance of Grant Funds  
**Purpose:** Application/Acceptance of Sub-award VAG-111-21 for the Central Ward Project.  
**Entity Name:** State of New Jersey, Office of the Attorney General, Department of Law and Public Safety  
**Entity Address:** P.O. Box 081, Trenton, New Jersey 08625-0081  
**Grant Amount:** \$137,500.00  
**Total Project Cost:** \$171,876.00  
**City Contribution:** Municipal In-Kind Match of \$34,376  
**Funding Source:** Victims of Crime Act (VOCA) Victim Assistance Grant (VAG) Program  
**Grant Period:** September 1, 2024 through August 31, 2025  
**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS ( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ ( ) Private Sale (X) Grant ( ) Sub-recipient ( ) n/a  
**Additional Information:**
- 7R1-r**      [24-1235](#)      **Dept./ Agency:** Administration/Office of the Business Administrator  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Exception to Public Bidding - N.J.S.A. 40A:11-5(1)(a)(i) provides for the award of a contract for Professional Services  
**Purpose:** To provide engineering services.  
**Entity Name:** Gary Toth  
**Entity Address:** 19 Cottage Street, Lambertville, New Jersey 08530  
**Contract Amount:** Not to exceed \$100,000.00  
**Funding Source:** 2024 Budget/Business Unit NW: 011-Dept. ID 110, Div./ Proj. 1107, Account 71280, Budget Ref: B2024  
**Contract Period:** August 1, 2024 through July 31, 2025  
**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:**  
This Resolution authorizes the City of Newark to enter into a professional services contract with Gary Toth, to provide engineering consultant services regarding the implementation of a Division of Transportation within the Department of Engineering in order to leverage development, traffic and signal infrastructure initiatives, including identifying and securing funding opportunities on behalf of the City of Newark, in Washington D.C. and the State of New Jersey (Trenton).

**7R2 Economic and Housing Development**

- 7R2-a**      [24-0873](#)      **Dept/ Agency:** Economic and Housing Development  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Private Sale/Redevelopment  
**Purpose:** To provide for new construction of a two-family home and rehabilitation of a three-family home to sell at market rate to City of Newark employees.  
**Entity Name:** Community Collaborations, LLC  
**Entity Address:** 187 Livingston Street, Newark, New Jersey 07108  
**Sale Amount:** \$47,250.00  
**Cost Basis:** (X) \$9.00 PSF ( ) Negotiated ( ) N/A ( ) Other:  
**Assessed Amount:** \$119,800.00  
**Appraised Amount:** \$0.00  
**Contract Period:** To commence within three (3) months and be completed within eighteen (18) months following transfer of property ownership from the City to the Redeveloper  
**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)**  
780 Bergen Street/Block 2712/Lot 39/South Ward  
763 South 20th Street/Block 368/Lot 12/South Ward  
**Additional Information:**  
Sale Price: Total Square Footage X PSF = 5,250 X \$9.00 = \$47,250.00.  
Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.  
**Deferred 7R2-i 090524**  
**Deferred 7R2-c 091824**  
**Deferred 7R2-c 100224**  
**Failed 7R2-a 102324**  
**Failed 7R2-a 110724**

7R2-b

[24-0934](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To rehabilitate a three-family home with an affordable unit at 80% AMI and two (2) market rate units.**Entity Name:** Gateway Property Development, LLC**Entity Address:** Newark, New Jersey 07103**Sale Amount:** \$37,800.00**Cost Basis:** (X) \$15.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$204,000.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within eighteen (18) months following transfer of property ownership from the City to the Redeveloper**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)**

237 South 11th Street/Block 1815/Lot 15/West Ward

**Additional Information:**

Sale Price: Total Square Footage X PSF = 2,520 X \$15.00 = \$37,800.00.

Sale at prices set forth by Ordinance 6S&amp;Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

**Deferred 7R2-b 110724**

7R2-c

[24-1009](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To provide new construction of two (2) two-family homes to sell at market rate.**Entity Name:** L.A.B Acquisitions, LLC**Entity Address:** 188 Jefferson Street, #355, Newark, New Jersey 07105**Sale Amount:** \$92,070.00**Cost Basis:** (X) \$9.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$125,800.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and be completed within eighteen (18) months following transfer of property ownership from the City to the Redeveloper**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)**

9 Gladstone Avenue/Block 4004/Lot 43/West Ward

11 Gladstone Avenue/Block 4004/Lot 42/West Ward

28 Gladstone Avenue/Block 4003/Lot 38/West Ward

24-26 Gladstone Avenue/Block 4003/Lot 39/West Ward

**Additional Information:**

Sale Price: Total Square Footage X PSF = 10,230 X \$9.00 = \$92,070.00.

Sale at prices set forth by Ordinance 6S&amp;Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

**Deferred 7R2-c 110724**



7R2-d

[24-0395](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** To provide a new headquarters for Brilliant Smiles Pediatric Dentistry with the second and third floors owner-occupied.**Entity Name:** Suffiyah L. Webb**Entity Address:** 2 Center Street, Apt. 1205, Newark, New Jersey 07102**Sale Amount:** \$222,780.00**Cost Basis:** (X) \$79.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$454,400.00**Appraised Amount:** \$0.00**Contract Period:** To commence within three (3) months and completed within twenty-four (24) months following transfer of property ownership from the City to the Redeveloper.**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)**

257 Martin Luther King Boulevard/Block 2857/Lot 13/Central Ward

**Additional Information:**Sale Price: Total Square Footage X PSF = 2,820 X \$79.00 =  
\$222,780.00.Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004,  
establishing the minimum sale price of City-owned properties.

7R2-e

[24-1504](#)**Dept./ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing (X) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** An Agreement to subordinate the City of Newark's Reverter Rights by entering into a First Amendment to Agreement for the Sale and Redevelopment of Land and a Subordination Agreement in order to permit the Redeveloper to obtain construction financing necessary for the redevelopment of an affordable rental housing project**Entity Name:** Rubix International Limited Liability Company**Entity Address:** 24 Commerce Street, Suite 1420, Newark, New Jersey 07102**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 &amp; Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ

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

**List of Property:**

232-234 Schley Street/Block 3733/Lot 89/South Ward

**(Address/Block/Lot/Ward)****Additional Information:**

Resolution 7R2-b (s) adopted on May 25, 2021, designating Rubix International Limited Liability Company as the redeveloper and authorizing an Agreement for the Sale and Redevelopment of Land.

7R2-f

[24-1526](#)**Dept./ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing (X) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** An Agreement to subordinate the City of Newark's Reverter Rights by entering into a First Amendment to Agreement for Sale and Redevelopment of Land and a Subordination Agreement in order to permit the Redeveloper to obtain construction financing, necessary for the rehabilitation of the Property into three residential units**Entity Name:** 229 South 11th LLC**Entity Address:** 59 Lincoln Park, Suite 375, Newark, New Jersey 07102**Sale Amount:** \$32,760.00**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 &amp; Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ

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

**List of Property:**

229 South 11th Street/Block 1815/Lot11

**(Address/Block/Lot/Ward)****Additional Information:**

Resolution 7R2-k adopted on December 20, 2023, designating 229 South 11th LLC as the Redeveloper and authorized an Agreement for the Sale and Redevelopment of Land

7R2-g

[24-1192](#)**Dept/ Agency:** Economic and Housing Development**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Type of Service:** Private Sale/Redevelopment**Purpose:** New construction of two specialized resource and wellness centers, inclusive of hydroponics/aquaponics and greenhouse infrastructure**Entity Name:** Urban Seeds Grow a New Jersey Nonprofit Corporation**Entity Address:** 25 Manchester Place, Apt 3A, Newark, New Jersey 07104**Sale Amount:** \$42,570.00**Cost Basis:** (X) \$9.00 PSF ( ) Negotiated ( ) N/A ( ) Other:**Assessed Amount:** \$96,800.00**Appraised Amount:** \$N/A**Contract Period:** To commence within three (3) months and be completed within twenty-four (24) months following transfer of property ownership from the City to the Redeveloper**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)**

29 Grafton Avenue/Block 771/ Lot 50/ North Ward

42-44 Elizabeth Avenue/ Block 2801/ Lot 1/ South Ward

**Additional Information:**

Sale Price: Total Square Footage X PSF = 4,730 X \$9.00 = \$42,570.00.

Sale at prices set forth by Ordinance 6S&amp;Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

**7R2-h**      [24-1450](#)      **Dept./ Agency:** Economic and Housing Development  
**Action:** (X) Ratifying (X) Authorizing ( ) Amending  
**Type of Service:** Resolution of Support  
**Purpose:** To provide support for the submission of an application for tax credits sought by Developer under the Aspire Tax Credit Program to the New Jersey Economic Development Authority  
**Entity Name:** Iberia II Realty Urban Renewal, LLC  
**Entity Address:** 450-466 Market Street, Newark, New Jersey 07105  
**Grant Amount:** Not Applicable  
**Total Project Cost:** \$802,718,190.00  
**City Contribution:** \$0.00  
**Other Funding Source/Amount:** Traditional debt financing and equity funding  
**Grant Period:**  
**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)**  
450-466 Market Street/Block 175/Lot 1/East Ward  
31-39 Jefferson Street/Block 175/Lot 80/East Ward  
**Additional Information:**

**7R4      Finance**

**7R4-a**      [24-1227](#)      **Dept/ Agency:** Finance  
**Action:** ( ) Ratifying (X) Authorizing ( ) Amending  
**Purpose:** Stipulation of Settlements for Tax Appeals  
**List of Property:**  
**(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)**  
J & M Parisi, LLC/2783/1/109-123 Frelinghuysen Avenue/South/2017/\$425,000/- \$1,210.40  
J & M Parisi, LLC/2783/1/109-123 Frelinghuysen Avenue/South/2018/\$425,000/- \$0.00  
Jamil, Shibrah M./1926/19.02/104-112 N. 11th Street/Central/2017/\$183,700/- \$1,602.00  
Jamil, Shibrah M./1926/19.02/104-112 N. 11th Street/Central/2018/\$183,700/- \$1,661.85  
Jamil, Shibrah M./1926/19.02/104-112 N. 11th Street/Central/2019/\$183,700/- \$1,692.45  
Kent Moh, LLC/2615/5.02/28 Kent Street/South/2016/\$265,600/- \$0.00  
Kent Moh, LLC/2615/5.02/28 Kent Street/South/2017/\$230,000/

-\$1,267.36  
Kent Moh, LLC/2615/5.02/28 Kent Street/South/2018/\$230,000/  
-\$1,314.71  
Kent Moh, LLC/2615/5.01/30 Kent Street/South/2016/\$265,400/- \$0.00  
Kent Moh, LLC/2615/5.01/30 Kent Street/South/2017/\$230,000/  
-\$1,260.24  
Kent Moh, LLC/2615/5.01/30 Kent Street/South/2018/\$230,000/  
-\$1,307.32  
P.T.A., Co./3741/29/607-615 Frelinghuysen  
Avenue/South/2014/\$917,700/- \$0.00  
P.T.A., Co./3741/29/607-615 Frelinghuysen  
Avenue/South/2015/\$765,000/- \$5,052.84  
P.T.A., Co./3741/29/607-615 Frelinghuysen  
Avenue/South/2016/\$765,000/- \$5,252.88  
P.T.A., Co./3741/29/607-615 Frelinghuysen  
Avenue/South/2017/\$765,000/- \$5,436.12  
P.T.A., Co./3741/29/607-615 Frelinghuysen  
Avenue/South/2018/\$765,000/- \$5,639.21  
Rodrigues, Adelia/969/39.01/312-314 Chestnut  
Street/East/2017/\$300,000/- \$1,189.04  
Rodrigues, Adelia/969/39.01/312-314 Chestnut  
Street/East/2018/\$300,000/- \$1,233.46  
Rodrigues, Adelia/969/39.01/312-314 Chestnut  
Street/East/2019/\$300,000/- \$1,256.17  
Rollins, Derrick J./4246/17/581 South Orange  
Avenue/West/2019/\$195,000/- \$0.00  
Rosenkrantz, Robert/2071/48/70-72 Rome Street/East/2017/\$272,600/  
-\$2,670.00  
Rosenkrantz, Robert/2071/48/70-72 Rome Street/East/2018/\$272,600/  
-\$2,769.75  
Rosenkrantz, Robert/2071/48/70-72 Rome Street/East/2019/\$272,600/  
-\$2,820.75  
Ross, Harold Charles Jr. (owner before transferred of tittle &  
merger)/2853/80(Merged into Lot 27 2020)/256 Orange  
Street/Central/2018/\$190,500/- \$4,435.29  
Saluja Dhanbir S & Harjit/958/3/230 Jefferson Street/East/2017/\$367,600/  
-\$2,492.00  
Saluja Dhanbir S & Harjit/958/3/230 Jefferson Street/East/2018/\$367,600/  
-\$2,585.10  
Saluja Dhanbir S & Harjit/958/3/230 Jefferson Street/East/2019/\$367,600/  
-\$2,632.70  
Santangelo Gonzalez, Rosemarie/914/26/153-155 Walnut  
Street/East/2020/\$245,300/- \$7,600.00  
Santangelo Gonzalez, Rosemarie/940/52/124-126 Mcwhorter  
Street/East/2020/\$142,500/- \$0.00

Santos Wholesale Florist, Inc./2036/18/27-29 Niagara Street/East/2013/\$706,600/- \$0.00  
Santos Wholesale Florist, Inc./2036/18/27-29 Niagara Street/East/2014/\$625,000/- \$2,530.42  
Santos Wholesale Florist, Inc./2036/18/27-29 Niagara Street/East/2015/\$625,000/- \$2,700.14  
Santos Wholesale Florist, Inc./2036/18/27-29 Niagara Street/East/2016/\$625,000/- \$2,807.04  
Santos Wholesale Florist, Inc./2036/18/27-29 Niagara Street/East/2017/\$600,000/- \$3,794.96  
Santos Wholesale Florist, Inc./2036/18/27-29 Niagara Street/East/2018/\$550,000/- \$0.00  
Saraboy/1981/18/28 Wilson Avenue/East/2017/\$325,000/- \$1,260.24  
Saraboy/1981/18/28 Wilson Avenue/East/2018/\$325,000/- \$0.00  
Saraboy/1981/18/28 Wilson Avenue/East/2019/\$325,000/- \$0.00  
Saraiva Joaquim & Antonio/2400/40/10-16 Waydell Street/East/2013/\$661,900/- \$2,953.00  
Shaan Properties, LLC/336/26/295 16th Avenue/West/2014/\$207,800/- \$0.00  
Shaan Properties, LLC/336/26/295 16th Avenue/West/2015/\$207,800/- \$0.00  
Shaan Properties, LLC/336/26/295 16th Avenue/West/2016/\$175,000/- \$1,128.32  
Shaan Properties, LLC/336/26/295 16th Avenue/West/2017/\$175,000/- \$1,167.68  
Shaan Properties, LLC/336/26/295 16th Avenue/West/2018/\$175,000/- \$1,211.30  
Shaan Properties, LLC/336/26/295 16th Avenue/West/2019/\$175,000/- \$1,233.61  
Sharif & Soo, Co. Inc./65/28/83 Halsey Street/Central/2019/\$261,500/- \$1,880.50  
Sharif & Soo, Co. Inc./65/28/83 Halsey Street/Central/2020/\$261,500/- \$1,900.00  
SMD Newark Realty, LLC/3715/12/264 Lyons Avenue/South/2017/\$121,000/- \$3,068.72  
SMD Newark Realty, LLC/3715/12/264 Lyons Avenue/South/2018/\$121,000/- \$3,183.37  
SMD Newark Realty, LLC/3715/12/264 Lyons Avenue/South/2019/\$121,000/- \$3,241.98  
SMD Newark Realty, LLC/3715/12/264 Lyons Avenue/South/2017/\$121,000/- \$3,068.72  
SMD Newark Realty, LLC/3715/12/264 Lyons Avenue/South/2018/\$121,000/- \$3,183.37  
SMD Newark Realty, LLC/3715/12/264 Lyons Avenue/South/2019/\$121,000/- \$3,241.98

SMD Newark Realty, LLC/3715/12/264 Lyons Avenue/South/2021/\$121,000/- \$3,218.71  
931-37 Frelinghuysen, LLC/3758/20(24)/931-937 Frelinghuysen Avenue/South/2018/\$821,500/- \$0.00  
931-37 Frelinghuysen, LLC/3758/20(24)/931-937 Frelinghuysen Avenue/South/2020/\$671,500/- \$5,700.00  
Sohn's Plaza, Inc./59/19/278-282 Washington Street/Central/2013/\$1,779,300/- \$0.00  
Sohn's Plaza, Inc./59/19/278-282 Washington Street/Central/2014/\$1,250,000/- \$16,413.59  
Sohn's Plaza, Inc./59/19/278-282 Washington Street/Central/2015/\$1,250,000/- \$17,514.54  
Sohn's Plaza, Inc./59/19/278-282 Washington Street/Central/2016/\$1,250,000/- \$18,207.92  
Sohn's Plaza, Inc./59/19/278-282 Washington Street/Central/2017/\$1,250,000/- \$18,843.08  
Sohn's Plaza, Inc./59/19/278-282 Washington Street/Central/2018/\$1,250,000/- \$19,547.05  
South 15 Capital, LLC/2638/35/784-786 S. 19th Street/South/2016/\$244,800/- \$1,840.40  
South 15 Capital, LLC/2638/35/784-786 S. 19th Street/South/2017/\$244,800/- \$1,904.60  
South 15 Capital, LLC/2638/35/784-786 S. 19th Street/South/2018/\$244,800/- \$1,975.76  
South 17 Capital, LLC/1924/16/132 N. 13th Street/West/2016/\$172,900/- \$0.00  
South 17 Capital, LLC/1924/16/132 N. 13th Street/West/2017/\$150,000/- \$815.24  
South 17 Capital, LLC/1924/16/132 N. 13th Street/West/2018/\$150,000/- \$845.70  
South 7th Street Pro/291/23/377 S. 7th Street/Central/2013/\$226,500/- \$0.00  
South 7th Street Pro/291/23/377 S. 7th Street/Central/2014/\$195,000/- \$976.82  
South Newark St., LLC/2624/35/71 Rose Terrace/South/2016/\$215,000/- \$1,056.08  
South Newark St., LLC/3743/26/10 Whittier Place/South/2016/\$90,500/- \$956.32  
Springfield Candy Tobacco, Inc./2070/1/55-61 Rome Street/East/2017/\$268,200/- \$1,424.00  
Springfield Candy Tobacco, Inc./2070/1/55-61 Rome Street/East/2018/\$268,200/- \$1,477.20  
Springfield Candy Tobacco, Inc./2070/1/55-61 Rome Street/East/2019/\$268,200/- \$1,504.40  
SSOMM, LLC/2660/1(3)/188-190 Avon Avenue/South/2016/\$350,000/



-\$6,064.72  
SSOMM, LLC/2660/1(3)/188-190 Avon Avenue/South/2017/\$350,000/  
-\$6,276.28  
SSOMM, LLC/2660/1(3)/188-190 Avon Avenue/South/2019/\$350,000/  
-\$6,630.64  
SSOMM, LLC/2660/4(5)/184-186 Avon Avenue/South/2016/\$55,000/  
-\$0.00  
SSOMM, LLC/2660/4(5)/184-186 Avon Avenue/South/2017/\$55,000/  
-\$0.00  
SSOMM, LLC/2660/4(5)/184-186 Avon Avenue/South/2019/\$55,000/  
-\$0.00  
Steinmetz, Yitzchok; 492 Hawthorne Ave LLC/3066/7/492 Hawthorne  
Avenue/South/2018/\$190,000/- \$1,181.76  
Steinmetz, Yitzchok; 492 Hawthorne Ave LLC/3066/7/492 Hawthorne  
Avenue/South/2019/\$190,000/- \$1,203.52  
Sumrein, Khamis/1906/31/497-499 Orange Street/West/2014/\$286,300/  
-\$3,556.85  
Sumrein, Khamis/1906/31/497-499 Orange Street/West/2015/\$286,300/  
-\$3,795.42  
Sumrein, Khamis/1906/31/497-499 Orange Street/West/2016/\$286,300/  
-\$3,945.68  
Tojo, LLC c/o Racioppo/1166/2.09/101-103 Harper  
Street/East/2019/\$500,000/- \$0.00  
Tojo, LLC c/o Racioppo/1166/2.09/101-103 Harper  
Street/East/2020/\$435,000/- \$2,470.00  
Tonka Holdings, LLC/4187/12/15 Marion Avenue/West/2016/\$115,000/  
-\$701.76  
Tonka Holdings, LLC/321/41/450 S. 18th Street/West/2016/\$135,000/  
-\$1,052.64  
Tonka Holdings, LLC/4065/56/77 Brookdale  
Avenue/West/2016/\$345,000/- \$595.12  
Tonka Holdings, LLC/4065/57/75 Brookdale Avenue/West/2016/\$24,100/  
-\$0.00  
Ungar, Shimon; 286 Leslie St LLC/3063/37/286 Leslie  
Street/South/2018/\$215,000/- \$819.85  
Ungar, Shimon; Bergen Capital Nwk, LLC/3002/12/73 Farley  
Avenue/South/2018/\$215,000/- \$764.45  
Ungar, Shimon; Bergen Capital Nwk, LLC/3002/12/73 Farley  
Avenue/South/2019/\$215,000/- \$778.53  
Ungar, Shmeel R/3044.02/39/435-437 Hawthorne  
Avenue/South/2018/\$217,000/- \$3,693.00  
University Living Solution, Inc.; 162-170 S. Orange Ave.,  
LLC/240/4(Merged into L1 2023)/162-166 South Orange  
Avenue/Central/2014/\$125,000/- \$769.05  
University Living Solution, Inc.; 162-170 S. Orange Ave.,

LLC/240/4(Merged into L1 2023)/162-166 South Orange Avenue/Central/2015/\$125,000/- \$820.63  
University Living Solution, Inc.; 162-170 S. Orange Ave.,  
LLC/240/4(Merged into L1 2023)/162-166 South Orange Avenue/Central/2016/\$125,000/- \$853.12  
University Living Solution, Inc.; 162-170 S. Orange Ave.,  
LLC/240/4(Merged into L1 2023)/162-166 South Orange Avenue/Central/2017/\$149,800/- \$0.00  
USPS/326 Thomas St. Assoc. (Dubrow Mgmt.)/1147.01/10.01/308-322 Thomas Street/East/2013/\$2,692,000/- \$0.00  
USPS/326 Thomas St. Assoc. (Dubrow Mgmt.)/1147.01/10.01/308-322 Thomas Street/East/2014/\$2,692,000/- \$0.00  
USPS/326 Thomas St. Assoc. (Dubrow Mgmt.)/1147.01/10.01/308-322 Thomas Street/East/2015/\$2,500,000/- \$6,353.28  
USPS/326 Thomas St. Assoc. (Dubrow Mgmt.)/1147.01/10.01/308-322 Thomas Street/East/2016/\$2,500,000/- \$6,604.80  
USPS/326 Thomas St. Assoc. (Dubrow Mgmt.)/1147.01/10.01/308-322 Thomas Street/East/2017/\$2,500,000/- \$6,835.20  
USPS/326 Thomas St. Assoc. (Dubrow Mgmt.)/1147.01/10.01/308-322 Thomas Street/East/2018/\$2,400,000/- \$10,783.56  
USPS/326 Thomas St. Assoc. (Dubrow Mgmt.)/1147.01/10.01/308-322 Thomas Street/East/2019/\$2,400,000/- \$10,982.12  
USPS/326 Thomas St. Assoc. (Dubrow Mgmt.)/1147.01/10.01/308-322 Thomas Street/East/2020/\$2,400,000/- \$11,096.00  
Victoria Olufemi Ayodabo/341/54/566-568 S. 18th Street/West/2018/\$162,500/- \$3,467.73  
Victoria Olufemi Ayodabo/341/54/566-568 S. 18th Street/West/2019/\$162,500/- \$3,531.58  
Victoria Olufemi Ayodabo/341/54/566-568 S. 18th Street/West/2020/\$170,000/- \$3,283.20  
Virginio Celeste & Gloria/813/66/826 Mt. Prospect Avenue/North/2017/\$259,100/- \$1,246.00  
Virginio Celeste & Gloria/813/66/826 Mt. Prospect Avenue/North/2018/\$259,100/- \$1,292.55  
Virginio Celeste & Gloria/813/66/826 Mt. Prospect Avenue/North/2019/\$259,100/- \$1,316.35  
Wainwright, LLC/3733/9(11)/213-217 Wainwright Street/South/2015/\$900,000/- \$6,406.22  
WEB Investment, LLC/2631/2/711 S. 11th Street/South/2016/\$252,900/- \$0.00  
WEB Investment, LLC/2631/2/711 S. 11th Street/South/2017/\$215,000/- \$1,349.24  
WEB Investment, LLC/2631/2/711 S. 11th Street/South/2018/\$215,000/- \$1,399.65  
Web Investments, LLC/3616/23(24)/100-104 Goodwin

Avenue/South/2016/\$250,000/- \$1,964.24  
Web Investments, LLC/3616/23(24)/100-104 Goodwin  
Avenue/South/2017/\$225,000/- \$2,922.76  
Whittier Enterprises, LLC/3744/42/699-701 Frelinghuysen  
Avenue/South/2014/\$650,800/- \$0.00  
Whittier Enterprises, LLC/3744/42/699-701 Frelinghuysen  
Avenue/South/2015/\$442,300/- \$0.00  
Whittier Enterprises, LLC/3744/42/699-701 Frelinghuysen  
Avenue/South/2016/\$442,300/- \$0.00  
Whittier Enterprises, LLC/3744/42/699-701 Frelinghuysen  
Avenue/South/2017/\$442,300/- \$0.00  
Whittier Enterprises, LLC/3744/42/699-701 Frelinghuysen  
Avenue/South/2018/\$442,300/- \$0.00  
Whittier Enterprises, LLC/3744/42/699-701 Frelinghuysen  
Avenue/South/2019/\$442,300/- \$0.00  
Williams, Harold & Patricia/4035/1/782-792 South Orange  
Avenue/West/2016/\$650,000/- \$9,652.64  
Williams, Harold & Patricia/4035/1/782-792 South Orange  
Avenue/West/2017/\$650,000/- \$9,989.36  
Williams, Harold & Patricia/4035/1/782-792 South Orange  
Avenue/West/2018/\$650,000/- \$10,362.56  
Williams, Harold & Patricia/4035/1/782-792 South Orange  
Avenue/West/2019/\$650,000/- \$10,553.37  
Willow Court Partner/3053.02/36/51-61 Willoughby  
Street/South/2013/\$1,470,800/- \$0.00  
Winston Management, LLC/3714/23/248-250 Lyons  
Avenue/South/2015/\$355,000/- \$0.00  
Winston Management, LLC/3714/23/248-250 Lyons  
Avenue/South/2016/\$325,000/- \$1,032.00  
Winston Management, LLC/3714/23/248-250 Lyons  
Avenue/South/2017/\$325,000/- \$1,068.00  
Winston Management, LLC/3714/23/248-250 Lyons  
Avenue/South/2018/\$280,000/- \$2,769.75  
Y&J Management, LLC/3080/13.02/65-67 Voorhees  
Street/South/2018/\$305,000/- \$960.18  
Y&J Management, LLC/3080/13.02/65-67 Voorhees  
Street/South/2019/\$305,000/- \$977.86  
YBH Holdings, LLC/3091/23.02/10-12 Birks Place/South/2017/\$275,000/  
-\$708.44  
YBH Holdings, LLC/3091/23.02/10-12 Birks Place/South/2018/\$275,000/  
-\$734.91  
YBH Holdings, LLC/3091/23.02/10-12 Birks Place/South/2019/\$275,000/  
-\$748.44  
YBH Holdings, LLC/330/21/453-455 S. 13th Street/West/2018/\$216,800/  
-\$2,736.51

YBH Holdings, LLC/330/21/453-455 S. 13th Street/West/2019/\$216,800/  
-\$2,786.90  
Young S. Sohn/59/25(27)/42-46 Branford Place/Central/2014/\$600,000/  
-\$5,032.92  
Young S. Sohn/59/25(27)/42-46 Branford Place/Central/2015/\$600,000/  
-\$5,370.51  
Young S. Sohn/59/25(27)/42-46 Branford Place/Central/2016/\$600,000/  
-\$5,583.12  
Young S. Sohn/59/25(27)/42-46 Branford Place/Central/2017/\$600,000/  
-\$5,777.88  
Young S. Sohn/59/25(27)/42-46 Branford Place/Central/2018/\$600,000/  
-\$5,993.74  
Zafeera Properties, LLC/531/51/219-221 Mt. Prospect  
Avenue/North/2018/\$367,200/- \$0.00  
Zafeera Properties, LLC/531/51/219-221 Mt. Prospect  
Avenue/North/2019/\$300,000/- \$2,527.39  
Zinsser Co., Inc./3511/1(4: B3513, L3, L10)/480 Frelinghuysen  
Avenue/South/2016/\$5,280,000/- \$73,757.04  
Zinsser Co., Inc./3511/1(4: B3513, L3, L10)/480 Frelinghuysen  
Avenue/South/2017/\$5,280,000/- \$76,329.96  
ZNC, LLC/1981/15/22 Wilson Avenue/East/2015/\$450,000/- \$1,386.47  
ZNC, LLC/1981/15/22 Wilson Avenue/East/2016/\$450,000/- \$1,441.36  
ZNC, LLC/1981/15/22 Wilson Avenue/East/2017/\$450,000/- \$1,491.64  
ZNC, LLC/1981/15/22 Wilson Avenue/East/2018/\$450,000/- \$1,547.37  
ZNC, LLC/1981/15/22 Wilson Avenue/East/2019/\$450,000/- \$1,575.86  
Zygal, Ltd./3520/18/324-332 Frelinghuysen Avenue/South/2017/\$995,000/  
-\$0.00  
Zygal, Ltd./3520/18/324-332 Frelinghuysen Avenue/South/2018/\$995,000/  
-\$0.00  
Zygal, Ltd./3520/19(66)/324-332 Frelinghuysen Avenue  
Rear/South/2017/\$1,320,500/- \$0.00  
Zygal, Ltd./3520/19(66)/324-332 Frelinghuysen Avenue  
Rear/South/2018/\$1,192,100/- \$4,741.81  
Zygal, Ltd./3520/19(66)/B01/324-332 Frelinghuysen Avenue  
Rear/South/2017/\$241,500/- \$0.00  
Zygal, Ltd./3520/19(66)/B01/324-332 Frelinghuysen Avenue  
Rear/South/2018/\$241,500/- \$0.00  
Zygal, Ltd./3520/20/334 Frelinghuysen Avenue/South/2017/\$121,400/  
-\$0.00  
Zygal, Ltd./3520/20/334 Frelinghuysen Avenue/South/2018/\$121,400/  
-\$0.00

**Additional Information:**

Total refund: -\$596,603.89

7R4-b

[24-1556](#)**Dept/ Agency:** Finance**Action:** ( ) Ratifying (X) Authorizing ( ) Amending**Purpose:** Application to Local Finance Board for approval of bond ordinance**Name of Project(s):** Qualified Refunding Bonds**Amount to be Financed:** \$31,000,000.00**Funding Source:** Bonds**Local Finance Board meeting date(s):** December 11, 2024**Project Information:****(Description/ Project No./ Amount Appropriated/Ordinance No.)**

RESOLUTION OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD (I) PURSUANT TO N.J.S.A. §40A:2-51 AND N.J.S.A. §40A:2-55 (AND N.J.S.A. §18A:7A-46.3 AND N.J.S.A. §18A:7A-46.4 IN THE CASE OF THE SCHOOL BONDS) IN CONNECTION WITH THE ISSUANCE OF NOT TO EXCEED \$31,000,000.00 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION REFUNDING BONDS, CONSISTING OF (A) NOT TO EXCEED \$29,000,000.00 GENERAL IMPROVEMENT REFUNDING BONDS, SERIES 2025A AND (B) NOT TO EXCEED \$2,000,000.00 SCHOOL REFUNDING BONDS, SERIES 2025B OF THE CITY, (II) FOR THE APPROVAL OF A REFUNDING BOND ORDINANCE OF THE CITY PURSUANT TO THE PROVISIONS OF THE MUNICIPAL QUALIFIED BOND ACT, N.J.S.A. 40A:3-1 ET SEQ. (THE "ACT"), AND (III) FOR THE APPROVAL OF THE ISSUANCE OF REFUNDING BONDS AS QUALIFIED BONDS UNDER THE PROVISIONS OF THE ACT

**Additional Information:**

**7R5 Health and Community Wellness****7R5-a** [24-1341](#)

**Dept./ Agency:** Health and Community Wellness

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

**Type of Service:** Application/Acceptance of Grant Funds

**Purpose:** To maintain and enhance the capabilities of the Emergency-Ready Public Health Department by upgrading the City of Newark's Public Health Emergency Preparedness and Response Capabilities.

**Entity Name:** State of New Jersey Department of Health, Division of Public Health Infrastructure, Laboratories and Emergency Preparedness (PHILEP)

**Entity Address:** P.O. Box 360, Trenton, New Jersey 08625-0360

**Grant Amount:** \$255,608.00

**Funding Source:** State of New Jersey Department of Health, Division of Public Health Infrastructure, Laboratories and Emergency Preparedness (PHILEP)

**Total Project Cost:** \$255,608.00

**City Contribution:** \$0.00

**Other Funding Source/Amount:** \$0.00

**Contract Period:** July 1, 2024 through June 30, 2025

**Contract Basis:** ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
( ) Private Sale (X) Grant ( ) Sub-recipient ( ) N/A

**Additional Information:**

No municipal funds are required for application or acceptance of the grant award.

**7R6 Law**

- 7R6-a**      [24-1411](#)      **Dept/ Agency:** Law  
**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Purpose:** Settlement of Civil Litigation  
**Docket No.:** ESX-L-2637-17  
**Claimant:** Joseph E. Tutela III  
**Claimant's Attorney:** Robert J. De Groot, Esq.  
**Settlement Amount:** \$120,000.00  
**Funding Source:** Insurance Trust Fund  
**Additional Comments:**  
**Deferred 7R6-a 110724**
- 7R6-b**      [24-1565](#)      **Dept/ Agency:** Law  
**Action:** ( X ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Professional Services Contract  
**Purpose:** To provide Special Legal Services for Litigation Matters  
**Entity Name:** L'Abbate, Balkin, Colavita and Contini, L.L.P  
**Entity Address:** 100 Eagle Rock Avenue, Suite 220, East Hanover, New Jersey 07936  
**Contract Amount:** Not to Exceed \$125,000.00  
**Funding Source:** 2024 Budget/Law Department/Bus. Unit. NW011, Dept. 040, Div./Proj. 0401, Account #71260, B2024  
**Contract Period:** January 1, 2024 through December 31, 2024  
**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:**

**7R8 Municipal Council and City Clerk**

- 7R8-a**      [24-1528](#)      **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**Action:** (X) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Waiving Special Event Application Permit Fees  
**Purpose:** The Annual 2nd Halloween Table Trunk and Treat  
**Date(s):** Thursday, October 31, 2024 @ 3:30 P.M. until 5:30 P.M.  
**Sponsor(s):** Anibal Ramos, Jr., North Ward Council Member  
**Additional Information:**  
The Annual 2nd Halloween Table Trunk and Treat, Kasberger Field, North 5th Street and 3rd Avenue Newark  
The City of Newark's Special Event Permit Application Fees (\$200.00) for street closure will be waived.
- 7R8-b**      [24-1531](#)      **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Waiving Special Event Application Permit Fees  
**Purpose:** Malcolm X Shabazz Parade for Thanksgiving Football Team  
**Date(s):** Thursday, November 28, 2024 from 9:00 AM until 9:40 AM  
**Sponsor(s):** Patrick O. Council, South Ward Council Member  
**Additional Information:**  
The Malcolm X Shabazz Parade, Newark, The City of Newark's Special Event Permit Application Fees (\$550.00) for street closure, permit and parade will be waived
- 7R8-c**      [24-1547](#)      **Dept/ Agency:** Offices of Municipal Council/City Clerk  
**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Waiving Special Event Application Permit Fees  
**Purpose:** The Holiday Lights Parade, North Ward  
**Date(s):** Friday, December 6, 2024 from 6:00 P.M. until 8:00 P.M.  
**Sponsor(s):** Anibal Ramos, Jr., Council Member, North Ward  
**Additional Information:**  
The Holiday Lights Parade, beginning on Heller Parkway and Mt. Prospect Avenue and ending on Mt. Prospect Avenue and 2nd Avenue, Newark, New Jersey.  
The City of Newark's Special Event Permit Application Fees (\$200.00) for street closure will be waived.



7R8-d

[24-1517](#)**RECOGNIZING AND COMMENDING****Sponsored by Council Member C. Lawrence Crump**

1. ICC Gala, 55th Anniversary
2. Reverend Dr. M. William Howard Jr.

**Sponsored by Council Member Patrick O. Council**

3. Overseer Dr. Bryant R. Ali Street Dedication

**Sponsored by Council Member Carlos M. Gonzalez**

4. JC Peru Productions
5. Victoria Abigail Lazo Zumb

**Sponsored by Council Member Dupré L. Kelly**

6. Individuals honored during Hashstoria's Grand Opening Event

**Sponsored by Council Member Luis A. Quintana**

7. Individuals honored during the 38th Anniversary of Facetas International
8. Newark St. Patrick's Day Parade Committee, 90th Anniversary Celebration
9. Individuals honored during Focus Volunteers
10. James and Mary Rone, Street Dedication
11. Individuals honored during the signing of the Sister Cities Agreement between the City of Newark Luanda, Angola
12. Frank Dauksis, Birthday Celebration
13. Michael's Roscommon House, 42nd Anniversary Celebration
14. Individuals honored during the Centro Social Loja 33rd Anniversary
15. David Francisco Reinoso Luna- Actor
16. Individuals honored during the Giblin's Association 70th Anniversary

**Sponsored by Council Member Louise Scott-Rountree**

17. Joan-Marie Foushee, 55th Birthday Celebration
18. Individuals honored during the Brother of the Upsilon Phi Chapter Achievement Week Award Breakfast
19. Individuals honored during the Westside High School Alumni Association 2024 Hall of Fame
20. Individuals honored during the Grand Ribbon Cutting and Press Conference celebrating the opening of the new Newark Veterans Office
21. New Psalmist Worship Center Fellowship 30th Church Anniversary
22. Lewis Watson Pavilion, Community Center Grand Opening
23. Individuals honored during the Fifth Annual Mujeres Brillante Awards
24. Shiloh Baptist Church, Men's Day Celebration
25. Individuals honored during the L.A.C.A. International New Jersey

- Chapter's Annual Celebration Service
26. Individuals honored during the NJ Living Legends Concert
  27. Israel Memorial AME Church, 131st Church Anniversary
  28. Celebration for Apostle Dr. Sidney Ramey
  29. United Deliverance Tabernacle, 50th Church Anniversary
  30. Reverend Dr. Darrell Armstrong, Installment as the New Board Chair of the NJ Coalition of Religious Leaders
  31. Rabbi Matt Gewirtz, Successful Completion and Culmination of tenure as Board President of the NJ Coalition of Religious Leaders
  32. Donnie Harper and the New Jersey Mass Choir, Celebrating their Reunion Project Live Recording
  33. Greater Glory Church, Tenth Church Anniversary
  34. Ahmed Ismail, 60th Birthday Celebration
  35. Bishop T. Cooper, Street Dedication
  36. Individuals honored during the Odyssey International Productions, 25th Anniversary, 2024 Business Networking Award Gala
  37. Individuals honored during the Weequahic High School Hall of Fame

**Sponsored by Council Member Michael J. Silva, Jr.**

38. Father Jorge Manuel dos Santos Goncalves
39. Joao Henriques
40. Antonio Germano Homem

7R8-e

[24-1516](#)

**EXPRESSING PROFOUND SORROW AND REGRET**

**Sponsored by President C. Lawrence Crump**

1. Robyn Hillary Jackson
2. Otis Hunter, Jr.

**Sponsored by Council Member Patrick O. Council**

3. Gregory Latham

**Sponsored by Council Member Louise Scott-Rountree**

4. Laura Cuevas
5. Cristian Calle Vera
6. Joyce B. Jones
7. Deacon Freddie Gibson

**7R9 Public Safety**

**7R9-a**      [24-1334](#)      **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 consulting services.  
**Entity Name:** The Institute for Forensic Psychology  
**Entity Address:** 5 Fir Court, Suite 2, Oakland, New Jersey 07436  
**Contract Amount:** Not to exceed \$100,000.00  
**Funding Source:** 2024 Budget/Department of Public Safety, Division of Police/NW011-190-1902-71280-B2024  
**Contract Period:** October 1, 2024 through September 30, 2025  
**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(as) 110724**

**7R9-b**      [24-1298](#)      **Dept./ Agency:** Public Safety/Division of Police  
**Action:** (X) Ratifying   (X) Authorizing   ( ) Amending  
**Purpose:** Appointment of Special Police Officers  
**Type of Service:** Appointment of Two (2) Special Police Officers-Newark Residents.  
**List of Police Officers:**  
**(Name/Address)**  
See Appendix A of the Certification of the Chief of Police  
**Term of Appointment:** September 25, 2024 through December 31, 2024  
**Additional Information:**  
Two Newark residents for Appointment as a Special Police Officer

**8. COMMUNICATIONS**

- 8-a      [24-0023](#)      AN ORDINANCE GRANTING A TWENTY-FIVE (25) YEAR TAX ABATEMENT TO 566-570 SPRINGFIELD URBAN RENEWAL, LLC, 1 ORIENT WAY, SUITE F #240, RUTHERFORD, NEW JERSEY 07070, FOR A PROJECT TO CONSTRUCT (22) MARKET RATE RESIDENTIAL RENTAL UNITS WITH (2) AFFORDABLE HOUSING RENTAL UNITS WHICH SHALL BE RESTRICTED TO TENANTS AT 60% OF AREA MEDIAN INCOME (“AMI”), AND 500 SQUARE FEET OF COMMERCIAL SPACE AND (10) ASSOCIATED PARKING SPACES, LOCATED AT 566-570 SPRINGFIELD AVENUE, NEWARK, NEW JERSEY 07103 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 316, LOT 20. (CENTRAL WARD)
- 8-b      [24-0090](#)      AN ORDINANCE GRANTING A TWENTY (20) YEAR TAX ABATEMENT TO RISING PLAINS URBAN RENEWAL, LLC, 1515 MORRIS PLACE, HILLSIDE, NEW JERSEY 07205, FOR A PROJECT TO CONSTRUCT A NEW FOUR-STORY RESIDENTIAL BUILDING CONSISTING OF (19) AFFORDABLE RENTAL UNITS (3 STUDIOS, 6 ONE-BEDROOMS UNITS, AND 10 TWO-BEDROOM UNITS), OF WHICH (4) UNITS SHALL BE RESTRICTED TO TENANTS AT 35% OF THE AREA MEDIAN INCOME (“AMI”), (2) UNITS SHALL BE RESTRICTED TO TENANTS AT 40% OF AMI, (6) UNITS SHALL BE RESTRICTED AT 50% OF AMI, (2) UNITS SHALL BE RESTRICTS TO TENANTS AT 60% OF AMI AND (5) UNITS SHALL BE RESTRICTED TO TENANTS AT 70% OF AMI, A PARKING GARAGE WITH A TOTAL OF (14) SPACES, A 458 SQUARE FOOT COMMUNITY ROOM FOR RESIDENTS, AND A PORTION OF THE ROOF WILL BE A RECREATION TERRACE FOR THE RESIDENTS, LOCATED AT 475-481 SOUTH 16TH STREET, NEWARK, NEW JERSEY 07103, AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 327, LOT 15  
(SOUTH WARD).

- 8-c      [24-0747](#)      AN ORDINANCE GRANTING A TWENTY (20) YEAR TAX ABATEMENT TO 440 ELIZABETH NJ URBAN RENEWAL, LLC, 33 OSTILLA AVENUE, NEW SQUARE, NEW JERSEY 10977, FOR A PROJECT TO RENOVATE AND REHABILITATE A VACANT AND EXISTING TWENTY-FIVE-STORY HIGH-RISE RESIDENTIAL BUILDING CONSISTING OF (216) UNITS, OF WHICH (190) UNITS SHALL BE MARKET RATE RESIDENTIAL RENTAL UNITS, CONSISTING OF (48) ONE-BEDROOM UNITS, (120) TWO--BEDROOM UNITS AND (48) THREE-BEDROOM UNITS (THE "MARKET RATE UNITS") AND (26) UNITS SHALL BE AFFORDABLE HOUSING RENTAL UNITS, OF WHICH (16) ONE-BEDROOM UNITS SHALL BE RESTRICTED TO TENANTS AT 80% OF THE AREA MEDIAN INCOME ("AMI"), (5) TWO-BEDROOM UNITS SHALL BE RESTRICTED TO TENANTS AT 60% OF AMI, AND (5) THREE-BEDROOM UNITS SHALL BE RESTRICTED TO TENANTS AT 80% OF AMI (THE "INCOME RESTRICTED UNITS"), A (104) PARKING SPACE GARAGE, AND 107 SQUARE FEET OF FLOOR AREA SPACE ON THE GROUND FLOOR CONTAINING A RECEPTION AREA, GYM, PARTY ROOM, AN OFFICE, MAIL ROOM, TRASH ROOM, (3) STORAGE ROOMS, LAUNDRY SPACE, MECHANICAL ROOM AND BATHROOMS, LOCATED AT 203-221 MEEKER AVENUE, NEWARK, NEW JERSEY 07114 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 3546.01, LOT 1. (SOUTH WARD)
- 8-d      [24-1538](#)      AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO KSPG 39 MADISON URBAN RENEWAL, LLC, 486 MARKET STREET, NEWARK, NEW JERSEY 07105, FOR A PROJECT TO CONSTRUCT A NEW FIVE (5) STORY BUILDING CONSISTING OF EIGHTY (80) UNITS, OF WHICH SIXTY-FOUR (64) UNITS SHALL BE MARKET RATE RESIDENTIAL RENTAL UNITS, AND SIXTEEN (16) UNITS SHALL BE AFFORDABLE HOUSING RENTAL UNITS, OF WHICH FOUR (4) UNITS SHALL BE RESTRICTED TO TENANTS AT 40% OF AMI, FOUR (4) UNITS SHALL BE RESTRICTED TO TENANTS AT 60% AMI AND EIGHT (8) UNITS SHALL BE RESTRICTED TO TENANTS AT 80% AMI AND SEVENTEEN (17) ON-SITE PARKING SPACES LOCATED AT 28 JEFFERSON STREET AND 33-39 AND 41 MADISON STREET, NEWARK, NEW JERSEY AND IDENTIFIED ON THE CITY'S TAX MAP AS BLOCK 173, LOTS 29, 33 AND 60. (EAST WARD)

- 8-e      [24-1293](#)      AN ORDINANCE GRANTING A TWENTY-FIVE (25) YEAR TAX ABATEMENT TO BROADWAY STAR URBAN RENEWAL, LLC, 7 N. MADISON AVENUE #532, SPRING VALLEY, NEW YORK 10977, FOR A PROJECT TO CONSTRUCT A NEW SEVEN (7)-STORY MULTI-FAMILY RENTAL BUILDING CONSISTING OF TWO HUNDRED SIX (206) RESIDENTIAL RENTAL UNITS, OF WHICH 80% OR APPROXIMATELY ONE HUNDRED SIXTY-FIVE (165) RESIDENTIAL UNITS ARE MARKET RATE (THE "MARKET RATE RENTAL UNITS"), OF WHICH 20% OR APPROXIMATELY FORTY-ONE (41) ARE AFFORDABLE HOUSING RENTAL UNITS, OF WHICH ELEVEN (11) UNITS SHALL BE RESTRICTED TO TENANTS AT 40% OF AREA MEDIAN INCOME ("AMI"), ELEVEN (11) UNITS SHALL BE RESTRICTED TO TENANTS AT 60% OF AMI, AND NINETEEN (19) UNITS SHALL BE RESTRICTED TO TENANTS AT 80% OF AMI") (THE "INCOME RESTRICTED UNITS"), APPROXIMATELY 3,000 SQUARE FEET OF RETAIL SPACE ON THE GROUND FLOOR (THE "RETAIL"), A RESIDENTIAL AMENITY SPACE, A 2000 SQUARE FOOT GYM/FITNESS CENTER, AND ONE HUNDRED SIXTEEN (116) ON-SITE PARKING SPACES, A BIKE RACK, RESIDENTIAL LOUNGE/LOBBY, MAINTENANCE OFFICE, TRASH ROOM, MAIL ROOM, A MECHANICAL ROOM, AN ELEVATOR, AND A ROOF COURTYARD, LOCATED AT 686-688 BROADWAY, 676-684 & 690 BROADWAY, AND 692 BROADWAY AND IDENTIFIED ON THE CITY'S TAX MAP AS BLOCK 731, LOTS 27.02, 27.04, AND 27.05. (NORTH WARD)

- 8-f      [24-1052](#)      AN ORDINANCE GRANTING A TWENTY-FIVE (25) YEAR TAX ABATEMENT TO 74-78 WEBSTER URBAN RENEWAL LLC, 246 DANFORTH AVENUE, JERSEY CITY, NEW JERSEY, 07305, FOR A PROJECT TO DEMOLISH THE EXISTING STRUCTURES AND CONSTRUCT A NEW FIVE STORY MULTI-FAMILY BUILDING, WITH TWENTY-FIVE (25) RESIDENTIAL RENTAL UNITS CONSISTING OF TWENTY (20) MARKET-RATE RESIDENTIAL RENTAL UNITS, (THE "MARKET RATE UNITS"), FIVE (5) AFFORDABLE HOUSING RENTAL UNITS, OF WHICH TWO (2) UNITS SHALL BE RESTRICTED TO TENANTS AT 40% OF AREA MEDIAN INCOME ("AMI"), ONE (1) UNIT SHALL BE RESTRICTED TO TENANTS AT 60% AMI, AND TWO (2) UNITS SHALL BE RESTRICTED TO TENANTS AT 80% AMI) (COLLECTIVELY THE "INCOME RESTRICTED UNITS"), 780 SQUARE FEET OF GROUND FLOOR RETAIL/COMMERCIAL SPACE, A FITNESS CENTER, A COMMUNITY ROOM, AND A ROOFTOP DECK AMENITY AREA, LOCATED AT 74-78 WEBSTER STREET, NEWARK, NEW JERSEY AND IDENTIFIED ON THE CITY'S TAX MAP AS BLOCK 481, LOT 24 (COMPRISING OF FORMER TAX LOTS 22, 23, 24). (NORTH WARD)
- 8-g      [24-1181](#)      AN ORDINANCE AMENDING TITLE X, FINANCE AND TAXATION, CHAPTER 32, SPECIAL IMPROVEMENT DISTRICTS, SUBCHAPTER 4, BLC SPECIAL IMPROVEMENT DISTRICT ("BLC SID"), OF THE REVISED GENERAL ORDINANCES OF THE CITY OF NEWARK, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED, BY AMENDING THE PROPERTIES INCLUDED IN THE BLC SID, TO REMOVE ALL THE CLASS 2 RESIDENTIAL PROPERTIES AND AUTHORIZING THE TAX COLLECTOR TO WITHHOLD FROM EACH QUARTERLY PAYMENT 1% AS AN ADMINISTRATIVE FEE.
- 8-h      [24-1549](#)      AN ORDINANCE ADOPTING THE SEVENTH AMENDMENT TO THE NEWARK'S RIVER: PUBLIC ACCESS AND REDEVELOPMENT PLAN.
- 8-i      [24-1573](#)      ORDINANCE AUTHORIZING THE VACATION OF EXISTING UTILITY EASEMENT LOCATED ON BLOCK 17, LOT 1.02 CITY OF NEWARK, ESSEX COUNTY, NEW JERSEY

8-j            [24-1572](#)        AN ORDINANCE AUTHORIZING, PURSUANT TO THE NEW JERSEY "LOCAL LANDS AND BUILDINGS LAW," N.J.S.A. 40A:12-4, THE CITY OF NEWARK TO ACQUIRE A PERMANENT EASEMENT FROM GRANTOR, AS DEFINED IN THIS ORDINANCE, ON, ACROSS, AND UNDER THAT PORTION OF GRANTOR'S PROPERTY WHERE THE PERMANENT EASEMENT AREAS ARE LOCATED IN ACCORDANCE WITH THE TERMS OF THE PERMANENT EASEMENT AGREEMENT, ATTACHED HERETO AS EXHIBIT A AND MADE A PART OF THIS ORDINANCE, IN ORDER FOR THE CITY OF NEWARK'S DEPARTMENT OF WATER AND SEWER UTILITIES TO CLEAN, REPAIR, REPLACE, INSPECT, OPERATE, AND OTHERWISE MAINTAIN IN AN UNOBSTRUCTED CONDITION A SYSTEM OF WATER, STORMWATER AND SANITARY SEWER DRAINAGE PIPE LINES.

8-k            [24-1574](#)        AN ORDINANCE AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE CITY OF NEWARK (LICENSEE AND CITY) AND BROAD ST FIDELCO LLC (LICENSOR AND FIDELCO) FOR THE CITY'S USE OF LICENSE AREA, AS SET FORTH IN THE LICENSE AGREEMENT, LOCATED AT 468-498 BROAD STREET, NEWARK, NEW JERSEY 07102, BLOCK 25, LOT 1 (CENTRAL WARD), PURSUANT TO N.J.S.A. 40A:12-3 & 5, TO BE USED AS A POLICE PRECINCT SUBSTATION BY THE DEPARTMENT OF PUBLIC SAFETY, OFFICE OF PROFESSIONAL STANDARDS, FOR A MONTHLY RENTAL AMOUNT OF \$5,816.25, FOR A PERIOD OF TIME COMMENCING ON AUGUST 1, 2024 AND REMAINING IN EFFECT FOR THE PERIOD OF TIME UNTIL A NEW LEASE IS ENTERED INTO AND POSSESSION OF THE PREMISES THAT IS SUBJECT OF THE NEW LEASE IS DELIVERED TO LICENSEE. (CENTRAL WARD)



- 8-l        [24-1576](#)        AN ORDINANCE AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF NEWARK (TENANT) AND BROAD ST FIDELCO LLC (LANDLORD) FOR THE LEASING OF APPROXIMATELY 2,970 SQUARE FEET OF PROPERTY LOCATED AT 468-498 BROAD STREET, NEWARK, NEW JERSEY 07102, BLOCK 25, LOT 1 (CENTRAL WARD), PURSUANT TO N.J.S.A. 40A:12-3 & 5, FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF COMMENCEMENT, AS DEFINED IN THE LEASE AGREEMENT, TO BE USED AS A POLICE PRECINCT SUBSTATION BY THE DEPARTMENT OF PUBLIC SAFETY, OFFICE OF PROFESSIONAL STANDARDS, AT AN APPROXIMATE ANNUAL RENTAL NOT TO EXCEED \$69,795.00 IN YEAR ONE (1) AND ESCALATING TO AN APPROXIMATE ANNUAL RENTAL NOT TO EXCEED \$78,554.89 IN YEAR FIVE (5), WITH TWO (2) OPTIONAL RENEWAL TERMS OF FIVE (5) YEARS EACH.
- 8-m        [24-1487](#)        AN ORDINANCE OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, NEW JERSEY, PROVIDING FOR ADDITIONAL FILTERS AT THE PEQUANNOCK WATER TREATMENT PLANT AND OTHER RELATED EXPENSES IN AND FOR THE CITY AND APPROPRIATING \$11,400,000.00 AND PROVIDING FOR THE ISSUANCE OF \$11,400,000.00 IN BONDS OR NOTES OF THE CITY TO FINANCE THE SAME.
- 8-n        [24-1557](#)        REFUNDING BOND ORDINANCE OF THE CITY OF NEWARK, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY PROVIDING FOR THE REFUNDING OF ALL OR A PORTION OF ITS OUTSTANDING GENERAL OBLIGATION BONDS CONSISTING OF (A) QUALIFIED GENERAL IMPROVEMENT BONDS, SERIES 2015A AND (B) QUALIFIED SCHOOL BONDS, SERIES 2015B AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$31,000,000.00 AGGREGATE PRINCIPAL AMOUNT OF QUALIFIED GENERAL OBLIGATION REFUNDING BONDS, CONSISTING OF (A) NOT TO EXCEED \$29,000,000.00 QUALIFIED GENERAL IMPROVEMENT REFUNDING BONDS AND (B) NOT TO EXCEED \$2,000,000.00 QUALIFIED SCHOOL REFUNDING BONDS OF THE CITY PURSUANT TO THE PROVISIONS OF THE MUNICIPAL QUALIFIED BOND ACT TO EFFECT SUCH REFUNDING AND APPROPRIATING THE PROCEEDS THEREFOR AND FINANCING THE COST THEREOF.

**9. PENDING BUSINESS ON THE AGENDA**

- 9-a**      [24-1364](#)      **Dept/ Agency:** Office of the Mayor  
**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Appointment  
**Purpose:** Appointment to the Lesbian, Gay, Bisexual, Transgender and Questioning Advisory Commission.  
**Name of Appointee:** Alexander Padilla, Jr.  
**Appointment Term:** Upon Municipal Council confirmation and ending on October 23, 2026  
**Additional Information:**  
Alexander Padilla, Jr., will replace Alfonso L. Ferguson, whose term expired on October 5, 2024.  
**Deferred 8-k 102324**  
**Deferred 9-a 110724**
- 9-b**      [24-1375](#)      **Dept/ Agency:** Office of the Mayor  
**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Appointment  
**Purpose:** Appointment to the Lesbian, Gay, Bisexual, Transgender and Questioning Advisory Commission.  
**Name of Appointee:** Bernard Mcallister  
**Appointment Term:** Upon Municipal Council confirmation and ending on October 23, 2026  
**Additional Information:**  
Bernard Mcallister will replace Ronnie Carney, whose term expired on June 1, 2024.  
**Deferred 8-l 102324**  
**Deferred 9-b 110724**
- 9-c**      [24-1365](#)      **Dept/ Agency:** Office of the Mayor  
**Action:** ( ) Ratifying    (X) Authorizing    ( ) Amending  
**Type of Service:** Appointment  
**Purpose:** Appointment as Alternate #2 to the Lesbian, Gay, Bisexual, Transgender and Questioning Advisory Commission  
**Name of Appointee:** Anthony Arenas  
**Appointment Term:** Upon Municipal Council confirmation and ending on October 23, 2025  
**Additional Information:**  
Anthony Arenas will replace Lekesha Jones, whose term expired October 5, 2024.  
**Deferred 8-a 110724**

**MOTIONS**

**12. ADJOURNMENT**

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