



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 12-0880, Version: 1

Dept/ Agency: Office of the Mayor

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

Type of Service: Contract

Purpose: to provide apartments for the chronically homeless with disabilities through the HUD Shelter Care Plus Program

Entity Name: RPM Development, L.L.C

Entity Address: 77 Park Street, Montclair, NJ 07042

Contract Amount: \$163,085.00

Funding Source: U.S. Department of Housing and Urban Development

Contract Period: Upon Adoption not to exceed one (1) year with an option of annual renewals for a total term not to exceed five (5) years

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

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

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

Additional Information:

Grant Acceptance Resolution #7R8-a(S)041310

WHEREAS, pursuant to Resolution 7R8-a(S), adopted April 13, 2010, the Municipal Council authorized the Mayor and the Business Administrator to enter into and execute a contract with and accept grant funds from the United States Department of Housing & Urban Development (HUD) Shelter Care Plus Program in the amount of \$810,600.00 for rental subsidies to chronically homeless Newark residents with disabilities; and

WHEREAS, pursuant to the fair and open process of “New Jersey Local Unit Pay-to-Play” Law, N.J.S.A. 19:44A-20.4 et seq., and Local Public Contracts Law N.J.S.A. 40A:11-4.1(b)(2), on August 17, 2010 the City of Newark publicly advertised a Request for Qualification Statements (RFQ) for interested property owners and/or property management firms that agreed to accept rental subsidy vouchers according to the HUD program guidelines and the compensation terms and conditions determined by the Department of Administration and the City of Newark and received 6 Statements of Qualification in response thereto; and

WHEREAS, the Municipal Council of the City of Newark ratifies the use of competitive contracting to solicit property owners and/or property management firms to lease apartments pursuant to the HUD Shelter Care Plus Program from August 17, 2010, to the date of adoption and authorizes its use in the future; and

WHEREAS, the Business Administrator has determined that the qualification statement received from RPM Development, L.L.C, is most advantageous to the City of Newark, based upon experience and other criteria listed in the RFQ (a copy of the RFQ response is attached hereto).; and

WHEREAS, the Offices of the Mayor and the Business Administrator desire to enter into a contract with RPM Development, L.L.C, to lease available apartment units within their own property sites throughout

the City of Newark to chronically homeless Newark residents with disabilities; and

WHEREAS, the contract period begins from the date of adoption of this resolution by the Municipal Council for a term not to exceed one year, with an option to renew annually for a total term not to exceed five (5) years; and

WHEREAS, the Mayor of the City of Newark signed into law Executive Order Number MEO-07-0001 (hereinafter "Pay-to-Play Executive Order"), which requires reporting of political contributions to Newark Municipal Candidates and prohibits certain political contributions during the duration of the contract; and

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Mayor and/or his designee, the Business Administrator, are hereby authorized to enter into a contract with RPM Development, L.L.C, whose principal place of business is 77 Park Street, Montclair, New Jersey 07042 to provide apartments for chronically homeless individuals with disabilities receiving rental subsidies through the United States Department of Housing & Urban Development Shelter Plus Care Program commencing upon adoption of this Resolution for a period not to exceed one (1) year with an option to renew for four additional years. No City funds required.
2. The authority to utilize competitive contracting as the procurement process for the leasing of apartments under the HUD Shelter Care Plus Program is ratified from August 17, 2010 to the date of adoption of this resolution.
3. The monthly rental fee shall not exceed \$965.00.
4. Attached hereto is a Certification from the Municipal Comptroller which states that there are available legally appropriated funds for the purpose set forth hereinabove.
5. There shall be no advance payments made against this contract in accordance with *N.J.S.A .40A:5-16*.
6. Notice of this action shall be published in the newspaper authorized to publish legal advertisements and as required by law within 10 days of the date of adoption by the City Clerk.
7. The Business Administrator shall file a fully executed copy of the contract in the Office of the City Clerk.

STATEMENT

This Resolution authorizes the Mayor and/or his designee, the Business Administrator to enter into and execute a contract on behalf of the City of Newark with RPM Development, L.L.C, 77 Park Street, Montclair, New Jersey 07042, for a period to commence upon adoption of this resolution for a term of one year with the option to renew for four consecutive years to lease available apartment units within their own property sites throughout the City of Newark to chronically homeless Newark residents with disabilities, for an amount not to

exceed a monthly rental fee of \$965.00 for a total program cost for the year not to exceed \$163,085.00, being funded through a grant from HUD Shelter Care Plus Program.