



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

File #: 16-0764, Version: 1

**Dept/ Agency:** Economic and Housing Development

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

**Type of Service:** Grant Agreement

**Purpose:** To grant financial assistance for a project consisting of four (4) two family houses and two (2) three family houses for a total of six (6) homes to be built in the West Ward Model Neighborhood area to be known as the "West Ward New Homes Initiative Project"

**Entity Name:** Jarid Jamar Construction Company, Inc.

**Entity Address:** 9 Weber Road, West Orange, New Jersey 07052

**Grant Amount:** \$500,000.00

**Funding Source:** New Jersey Redevelopment Authority, City of Newark, Private Lendor

**Total Project Cost:** \$1,195,000.00

**City Contribution:** \$500,000.00

**Other Funding Source/Amount:** N/A/\$

**Contract Period:** July 1, 2016 through June 30, 2017

**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)**

425 South 18<sup>th</sup> Street (Block 322, Lot 17),

479 South 17<sup>th</sup> Street Rear (Block 326, Lot 15),

479 South 17<sup>th</sup> Street (Block 326, Lot 51),

467-469 South 15<sup>th</sup> Street (Block 328, Lot 19),

455-457 South 14<sup>th</sup> Street (Block 329, Lots 46 and 47),

456 South 14<sup>th</sup> Street (Block 330, Lot 43)

454 South 14<sup>th</sup> Street (Block 330, Lot 44) (West Ward)

**Additional Information:**

**WHEREAS**, pursuant to the terms and conditions of that certain Agreement for the Sale of Land and Redevelopment, dated as of September 24, 2015, by and between the City and the Redeveloper, Jarid Jamar Construction Company Inc., a New Jersey corporation, 9 Weber Road, West Orange, New Jersey 07052 (the "**Entity**"), desires to acquire and develop the real property located at 425 South 18<sup>th</sup> Street (Block 322, Lot 17), 479 South 17<sup>th</sup> Street Rear (Block 326, Lot 15), 479 South 17<sup>th</sup> Street (Block 326, Lot 51), 467-469 South 15<sup>th</sup> Street (Block 328, Lot 19), 455-457 South 14<sup>th</sup> Street (Block 329, Lots 46 and 47), 456 South 14<sup>th</sup> Street (Block 330, Lot 43) and 454 South 14<sup>th</sup> Street (Block 330, Lot 44) in the City of Newark, New Jersey (the "**Property**"), and construct four (4) two family houses and two (2) three family houses for a total of six (6) homes to be built in the West Ward Model Neighborhood area to be known as the "West Ward New Homes Initiative Project" (the "**Project**"); and

**WHEREAS**, the Project is located within an area in need of redevelopment as defined under

the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**LRHL**"), and is governed by the West Ward Redevelopment Plan, as amended (the "**Redevelopment Plan**"); and

**WHEREAS**, the Project currently has a significant funding gap that must be bridged in order to make the Project financially feasible; and

**WHEREAS**, N.J.S.A. 40A:12A-8(f) of the LRHL authorizes municipalities to provide grants to redevelopers to provide financial assistance for the performance of redevelopment activities in order to implement redevelopment projects in accordance with redevelopment plans; and

**WHEREAS**, the Project qualifies for financial assistance since it is located within a redevelopment area and is being performed in order to implement an approved Redevelopment Plan; and

**WHEREAS**, the Newark Municipal Council recognizes the need to complete the above Project and desires to finance the making of a capital grant in the amount of Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) to the Entity to be used as a subsidy to develop the Project; and

**WHEREAS**, the City further desires to enter into a grant agreement with the Entity to provide them with such capital grant in the amount of Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) with funds for this grant to be provided from the City's Community and Economic Development Dedicated Trust fund established by Resolution 7Rg, adopted by the Municipal Council on November 6, 1985, for the purpose of financing the development costs associated with redevelopment projects, urban revitalization projects, economic stabilization and stimulation projects and such other projects within the City which are consistent with the activities eligible for assistance under Title I of the Housing and Community Development Act of 1974, as amended ("**Title I**"); and

**WHEREAS**, the Project is consistent with the purposes set forth in the Resolution and the activities eligible for assistance under Title I and the City further wishes to fund a capital grant to the Redeveloper in an amount not to exceed Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) (the "**Grant**") from the amounts deposited in the Fund in accordance with the Resolution.

**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 Deputy Mayor/Director of the Department of Economic and Housing Development, are each hereby authorized to enter into and execute a grant agreement with the Entity, in the form attached hereto ("**Grant Agreement**"), in the amount of Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) from the City's Community and Economic Development Dedicated Trust Fund (the "**Grant Funds**"), to be used as financing assistance to develop and subsidize the costs of the Project which shall facilitate redevelopment of the City and implementing related activities.
2. The Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to establish and record a declaration of covenants, conditions and restrictions to ensure that the City shall be repaid the full amount of the Grant Funds disbursed

to the Entity upon the occurrence of an event of default under the Grant Agreement by the Entity by requiring the Entity to execute a separate Mortgage and Mortgage Note for the full amount of funding provided to the Entity in the Grant Agreement. Said covenants, conditions and restrictions shall run with the land and bind the Entity and any subsequent purchasers and owners, their heirs, executors, administrators and assigns and all persons claiming by, through or under their heirs, executors, administrators and assigns during the term of the Grant Agreement and the City shall discharge such Mortgage and lien in connection therewith upon its issuance of a Certificate of Completion for the Project.

3. The term of the Grant Agreement shall commence on the date of execution and delivery of the Grant Agreement by the Entity and the City and expire upon the City's issuance of a Certificate of Completion for the Project as provided in the Grant Agreement.
4. The Entity shall be responsible for the recordation of the final fully executed Grant Agreement and the related Mortgage and any amendments thereto in the Office of the Essex County Register's Office.
5. The Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to effectuate certain business terms and conditions related to the Grant Agreement as permitted by New Jersey Law and may enter into access and right of entry agreements and other relevant documents related to these fund allocations in forms subject to the approval of the Corporation Counsel. In addition, the Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to enter into a maximum of two six month extensions of the term set forth in the Grant Agreement and any contract timelines and milestones contained therein, provided that any contract timelines and milestones are not extended beyond the two permitted six month extensions, subject to full written disclosure (in the form of a signed memorandum to be submitted prior to adoption) to the Newark Municipal Council by the Deputy Mayor/Director of the Department of Economic and Housing Development and the approval of the Corporation Counsel.
6. The Entity must adhere to all milestones and timelines in the Project Schedule as further set forth in the Grant Agreement. The Project must conform to the City of Newark Design and Construction Standards Guidelines for New Home Construction, including standards for environmental sustainability and energy efficiency, as established by the Department of Economic and Housing Development. Should the Entity fail to complete the Project within the specified time frame set forth in the Grant Agreement, then the City, in its sole discretion, in addition to any other remedy available by the Grant Agreement or as allowed by law, may direct the Entity to repay all funding authorized in the Grant Agreement.
7. The Entity must remain in compliance with all municipal, State and Federal laws including, but not limited to the City of Newark's Minority Set-Aside Ordinance (6S&Fd April 5, 1995) and its Affirmative Action Plan (7RbpMarch 1, 1995) and Federal Executive Order 11246 (as amended by Executive Orders #1137 and #12086) with respect to the award of goods and services, as may be amended from time to time. The Entity has agreed to ensure that a minimum of 40% of the workers employed during the construction of the project shall be Newark residents and that 30% of all contractors, subcontractors and suppliers shall be Newark companies.
8. Attached hereto is a certification from the Municipal Comptroller of the City of Newark which

states that (1) there are sufficient funds in the amount of Five Hundred Thousand Dollars (\$500,000.00) and (2) that the line appropriation of official budgets which shall be charged is as follows:

Business Unit	Division/Proj.	Department I.D.	Account#	Budget Ref.	Amount
NW026	N/A	B/S	46270	B2016	\$500,000.00

9. A copy of the fully executed Grant Agreement, the Mortgage Note and the recorded Mortgage must be placed on file in the Office of the City Clerk by the Deputy Mayor/Director of the Department of Economic and Housing Development.

**STATEMENT**

The Mayor and/or his designee, the Deputy Mayor/Director of the Department of Economic and Housing Development, are hereby authorized to enter into and execute a Grant Agreement with Jarid Jamar Construction Company, Inc., 9 Weber Road, West Orange, New Jersey 07052 for Five Hundred Thousand Dollars (\$500,000.00) in Grant Funds, for a project consisting of four (4) two (2) family houses and two (2) three (3) family houses for a total of six (6) houses to be built in the West Ward Model Neighborhood area.