

THIS WAS A CONFERENCE MEETING OF THE CITY COUNCIL OF THE CITY OF ORANGE TOWNSHIP HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 29 NORTH DAY STREET, ORANGE, NEW JERSEY ON TUESDAY, OCTOBER 2, 2018 AT 7:00 P.M.

Roll Call:

Present:

Councilman Tency A. Eason, North Ward
Councilman Christopher Jackson, At-Large
Councilwoman Jamie Summers-Johnson., South Ward (arrived @ 7:39)
Councilwoman Donna K. Williams, At-Large (arrived @ 7:18)
Councilwoman Adrienne Wooten, At-Large
Council-President Kerry Coley, East Ward

Also Present:

Joyce L. Lanier, City Clerk
Chris M. Hartwyk, Business Administrator
Gracia R. Montilus, City Attorney
Kenneth Douglas, Fire Director
Marty Mayes, Planning and Public Works Director
Todd Warren, Police Director
Joy Lascari, Chief Financial Officer
Marlin G. Townes, Legislative Research Officer
Lisette Sanchez, Records Support Technician
Margarette Homere, Senior Clerk

Absent: Councilman Harold Johnson, Jr. West Ward

The City Clerk asked all to stand for a Moment of Silence.

SPECIAL NOTICE: Please be apprised anyone wishing to discuss Agenda or General item shall sign on (1) book. Each person signing the book will be allowed to speak for maximum of five (5) minutes.

The City Clerk announces that the requirement of N.J.S.A. 10:4-9 et. Seq., "Sunshine Law" has been met. A notice of this meeting was sent to the *Star Ledger* and published in the Record-Transcript on July 12, 2018 posted on the Bulletin Board in City Hall and filed in the Office of the City Clerk.

MATTERS FOR DISCUSSION

Presentation of proclamation to Kamillah Knight in recognition of the Leadership Development Institute Program.

Presentation for Kamillah Knight given by TaQuisha Knight. Mr. Kaier Mark spoke about his experience in the program. Ms. TaQuisha Knight read the resolution to Ms. Knight and the audience. Councilman Jackson thanked them for representing Orange with St. Ives. All Council Members thanked and congratulated them. Pictures were taken after the presentation.

The REC Center project, Ordinance 49-2018 and 50-2018.

Business Administrator Hartwyk referred to Ord. 51-2018(WO) which is a bond ordinance and the supplemental debt statement filed with the Clerk. The Business Administrator spoke about a matter discussed in closed session and was now able to discuss in public. He provided this as a background for the walk-on ordinance. In 2016, the City acquired the present REC building for \$1.5 million and wanted to renovate building, but cost of renovation was going to exceed money. The building needed a new roof, and removal of asbestos and needed to be ADA compliant. Estimated cost of those renovation would be \$5 to \$7 million. Compared to cost of renovation, requirements the administration decided to look into alternatives. What would it take to build a new REC center within our financial confines? The Bank of America building became available. We approached Rossi Paint to see if they would want to move to the Bank of America building and the city to take over Rossi Building to build a new REC center at that location. He showed blue prints and discussed proposed changes. He spoke about having the developer reimburse the city for the entire 100% cost of the buying of properties and act as the contractor and construction manager for the recreation portion of the building. in exchange for building residential apartments above. The apartments would be 1 and two bedroom apartments, no 3 bedroom apartments. The two ordinances that are presented tonight are one ordinance to acquire the Bank of America building and the seconded is for the property swap and relocation fee to the Rossi owners. The administration is asking the Council to authorize the Bond Ordinance to acquire the two parcels. The city must amend the legislative appropriation grant. They are looking into some grants to apply for and charitable donations. The City has made an analysis and believes in the first quarter of 2019 they will be able to select a developer. The Project will be beneficial for the City.

Councilman Jackson – purchasing sale agreement, Article. 3, pg. 3, grant to stay on the property for 6 months for \$1 and relocation funds of \$800,000. Rossi wants to remove the bank vault, driveway, modify the building and will be allowed to stay in his building while changes are made to the Bank of America building. Article. 4, why do reports needs to be kept confidential – Business Administrator advised until deal goes forward. Article 5, pg. 6 \$1,990,000 – Business Administrator title commitment to title they are moving into. (title insurance is insurance that the title to the company is marketable) Inspection reports – after inspections the City can decide not to go forward. Tax information is this accessed taxable valuables – The Business Administrator said yes.

Councilman Jackson also asked about Ordinance 50-2018 regarding that both owners of the bank property use to work for the City –The Business Administrator said yes and does not know when they acquired the property. It was acquired by the Resolution Trust Company for \$650,000. The owners are Jack Kelly and John Gamba former employees of the City of Orange. The Business Administrator advised he has no knowledge how the property was acquired but does know property was being leased to Bank of America and a chiropractor. Regional Y has expressed an interest in making a capital contribution and managing some programs at the REC center. The name of REC Center may change. The BA discussed some financial figures for the building.

Councilwoman Williams asked if schools would be involved and how tall will the structure be? The Business Administrator not yet for the school involvement and they haven't decided how tall the building would be.

Councilwoman Eason requested a closed session, 10/12/18 was selected as the date. Councilwoman Eason asked the Business Administrator to explain why the changes for awnings were made – The Business Administrator reported that letters will be sent out. The Business Administrator stated: 1) awnings were in place preexisting the awning ordinance 2) awnings were installed and they were not in compliance with the current city code, but owners were not cited nor advised by Code Enforcement that they were not in compliance. The Master Plan will be followed by a Zoning Ordinance which will include awnings. Pre-existing businesses with the wrong awning will be allowed time to change their

awning. The city ordinance states only the building number should be on awning – some owners have placed the name of their business too.

The Clerk announced:

The resolutions and ordinances to be presented at tonight's meeting are listed on the attached Regular Meeting Agenda. If any Council Member wishes to discuss any resolution or ordinance, it may be discussed at this time.

- Councilwoman Williams wanted Resolution 295-2018 removed – The Business Administrator advised that the Resolution will be amended before it's voted on.

Motion to adjourn the meeting by Councilwoman Eason, seconded by Councilwoman Wooten.

The meeting was adjourned by a unanimous vote at 8:17 P.M.

Approved:

Joyce L. Lanier
City Clerk

Kerry J. Coley
Council President

3) **MOTION TO ADJOURN**

MOTION:

SECOND:

ADJOURNMENT: _____