

# Resolution of the City of Jersey City, N.J.

File No. Res. 22-808  
Agenda No. 10.29  
Approved: Nov 09 2022



**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AWARDING COMMUNITY DEVELOPMENT BLOCK GRANT- PUBLIC FACILITIES (CDBG-PF) FISCAL YEAR 2021 UNALLOCATED FUNDS AND AUTHORIZING THE EXECUTION OF A SUB-RECIPIENT AGREEMENT WITH THE CITY OF JERSEY CITY, DEPARTMENT OF INFRASTRUCTURE FOR THE EQUIPMENT/FURNISHINGS AND BUILDING MATERIALS FOR THE CONSTRUCTION OF THE JOSEPH CONNORS SENIOR CENTER, LOCATED AT 394 CENTRAL AVENUE, JERSEY CITY, NJ 07307, A/K/A BLOCK 2201, LOT 9.01**

**COUNCIL offered and moved adoption of the following resolution:**

**WHEREAS**, the City of Jersey City participates in the Community Development Block Grant program (CDBG); and

**WHEREAS**, federal funds are available under the Community Development Block Grant-Public Facilities (CDBG-PF) program administered by the City of Jersey City's Division of Community Development, for the purpose of acquisition or rehabilitation of residential or public property, whether privately or publicly owned; and

**WHEREAS**, the primary purpose of the Community Development Block Grant (CDBG) program is the development of viable urban communities by providing decent housing and a suitable living environment by expanding economic opportunities, principally for low-to-moderate income persons; and

**WHEREAS**, CDBG funds help support community development activities to build stronger and more resilient communities for the City of Jersey City. Examples of eligible projects include, but are not limited to, acquisitions, improvements, repairs, or expansions of residential projects, public facilities or community centers; and

**WHEREAS**, the City of Jersey City's Department of Infrastructure (the "**Department of Infrastructure**") has applied for CDBG-PF funds to cover the costs of equipment/furnishings and building material for the construction of the Joseph Connors Senior Center that will provide appropriate space to senior citizens of low-to-moderate income (the "**Project**"), located at 394 Central Ave, Block 2201 and Lot 9.01 (the "**Property**"); and

**WHEREAS**, the total Project cost is approximately Three Hundred Forty-Five Thousand and One Hundred Twenty-Six Dollars (\$345,126.00). Proposed financing for the Project will consist of CDBG Fiscal Year 2021 unallocated funds, in its entirety. The Department of Infrastructure declares that the total amount requested will constitute sufficient funds to complete the Project; and

**WHEREAS**, this Project qualifies under the Limited Clientele criteria of the LMI national objective, benefiting a specific targeted group of low-income persons, in accordance with the United States Department of Housing & Urban Development (**HUD**) regulations; and

**WHEREAS**, in accordance with HUD regulations, the Department of Infrastructure will demonstrate that at least 51% of the users (the "**Primary Beneficiaries**") of the Property, are low to moderate income persons. This will be verified once the rehabilitation of the Property is completed, as required, during the project performance period and/or potentially each year for five (5) years after Project completion; and

**WHEREAS**, the City of Jersey City's Division of Community Development (**DCD**) supports this Project and recommends that Three Hundred Forty-Five Thousand One Hundred Twenty-Six Dollar (\$345,126.00) of CDBG-PF Fiscal Year 2021 unallocated *funds*, be provided to the Department of Infrastructure *to off-set the cost of the Project*.

**NOW, THEREFORE, BE IT RESOLVED** by the Municipal Council of the City of Jersey City, that:

1. Council awards the Department of Infrastructure, Fiscal Year 2021 unallocated CDBG-PF funds, in the total amount of \$345,126.00 for the Project;

**Resolution of The Municipal Council of The City of Jersey City Awarding Community Development Block Grant- Public Facilities (CDBG-PF) Fiscal Year 2021 Unallocated Funds and Authorizing the Execution of a Sub-recipient Agreement with The City of Jersey City, Department of Infrastructure for The Equipment/Furnishings and Building Materials for The Construction of The Joseph Connors Senior Center, Located At 394 Central Avenue, Jersey City, NJ 07307, A/K/A Block 2201, Lot 9.01**

2. Upon successful completion of all required underwriting and subsidy analysis standards of the City's Division of Community Development, the Mayor and/or the Business Administrator are authorized to enter into an Agreement with the City of Jersey City's Department of Infrastructure to utilize \$345,126.00 of CDBG-PF Fiscal Year 2021 unallocated funds for the Project; and
3. Subject to review and approval by Corporation Counsel, the Mayor and/or the Business Administrator are hereby authorized to execute mortgages, notes, affordable housing development agreements, and such other documents deemed necessary to secure loans under the Community Development Block Grant (CDBG-PF). The terms and conditions of the aforementioned documents may be negotiated by the City's Division of Community Development (DCD) and shall be in accordance with all laws, rules and regulations applicable to the program.

VENDOR NAME	AMOUNT	ACCOUNT	P.O #
Department Infrastructure Division of Engineering	of \$345,126.00 (CDBG-PF)	59-200-56-109-622	146459

**Resolution of The Municipal Council of The City of Jersey City Awarding Community Development Block Grant- Public Facilities (CDBG-PF) Fiscal Year 2021 Unallocated Funds and Authorizing the Execution of a Sub-recipient Agreement with The City of Jersey City, Department of Infrastructure for The Equipment/Furnishings and Building Materials for The Construction of The Joseph Connors Senior Center, Located At 394 Central Avenue, Jersey City, NJ 07307, A/K/A Block 2201, Lot 9.01**

*I hereby certify that there are sufficient funds for the payment of this resolution in the amount of \$\$345,126, in account number 59-200-56-109-622; PO# 146459.*

*John (Jack) Scura, Acting Chief Financial Officer*



APPROVED AS TO LEGAL FORM



Business Administrator



Corporation Counsel

Certification Required

RECORD OF COUNCIL VOTE – Nov 09														8-0	
	AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent	N.V. – (Abstain)
RIDLEY	✓				SALEH	✓				DEGISE	✓				
PRINZ-AREY	✓				SOLOMON	✓				RIVERA				✓	
BOGGIANO	✓				GILMORE	✓				WATTERMAN, PRES	✓				

Adopted at a meeting of the Municipal Council of the City of Jersey.



President of Council



City Clerk

**Resolution of The Municipal Council of The City of Jersey City Awarding Community Development Block Grant- Public Facilities (CDBG-PF) Fiscal Year 2021 Unallocated Funds and Authorizing the Execution of a Sub-recipient Agreement with The City of Jersey City, Department of Infrastructure for The Equipment/Furnishings and Building Materials for The Construction of The Joseph Connors Senior Center, Located At 394 Central Avenue, Jersey City, NJ 07307, A/K/A Block 2201, Lot 9.01**

**RESOLUTION FACT SHEET -**

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

**Project Manager**

Deja Anderson, Director, Division of Community Development		201-547-5304	DANDERSON@JCNJ.ORG
Department	Department of Housing, Economic Development, and Commerce		
Division	Division of Community Development		

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

Meeting	Regular Meeting of Municipal Council - Nov 09 2022
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**Purpose**

1. To award CDBG-PF, FY 2021 unallocated funds, in the amount of \$345,126.00, to the City of Jersey City's Department of Infrastructure. 2. To authorize the execution of a Sub-recipient Agreement with the City of Jersey City's Department of Infrastructure to cover the costs of equipment/furnishings and building materials for the construction of Joseph Connors Senior Center located in the City of Jersey City, 394 Central Avenue, Jersey City, NJ 07307, a/k/a Block 2201, and Lot 9.01. In order to further the goal of developing the low to moderate income areas, the City's Department of Infrastructure will undertake a project to cover the aforementioned costs in creation of the Joseph Connors Senior Center. The Joseph Connors Senior Center will benefit individuals and families in the surrounding areas as it will provide much needed facility for seniors struggling with mobility.

**Contract term (include all)**

November 1, 2022 - October 31, 2023 (1-Yr)

**Type of award:**

HUD (Federal) CDBG

**ATTACHMENTS:**

Fact Sheet-Dept of Infrastructure (CDBG) Joseph Connors Senior Center  
Memo-Dept of Infrastructure (CDBG) Joseph Connors Senior Center  
PO 146459 - JC Infrastructure - Joseph C Senior - CDBG

Approved by  
 Deja Anderson, Director, Division of Community Development  
 Annisia Cialone, HEDC Director  
 Ray Reddington, Attorney  
 Jeana Abuan, Public Agency Compliance Officer  
 Floyd Jeter, Diversity and Inclusion  
 Patrice Lambert, Assistant Purchasing Agent  
 John Scura, Acting Chief Financial Officer  
 John Metro, Business Administrator

Status:  
 Approved - Nov 01 2022  
 Approved - Nov 01 2022  
 Approved - Nov 01 2022  
 Approved - Nov 01 2022  
 Approved - Nov 01 2022  
 Approved - Nov 02 2022  
 Approved - Nov 02 2022  
 Approved - Nov 04 2022

# Memorandum

**To:** Members of the Municipal Council of the City of Jersey City

**From:** Agnes Theodossiou, Program Director, HECD/DCD

**Copy:** Deja Anderson, Director, HECD/DCD  
Susan Ludwig, Assistant Director, HECD/DCD  
Millie Smith, Program Director of Finance, HECD/DCD

**Date:** October 28, 2022

**Subject:** **Resolution Of The Municipal Council Of The City Of Jersey City Awarding Community Development Block Grant Public Facilities (CDBG-PF) Fiscal Year 2021 Unallocated Funds And Authorizing The Execution Of A Sub-recipient Agreement With The City Of Jersey City, Department of Infrastructure For Equipment/Furnishings and Building Materials For The Construction Of The Joseph Connors Senior Center located at 394 Central Avenue, Jersey City, NJ 07307, A/K/A Block 2201, Lot 9.01**

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The Department of Infrastructure is requesting \$345,126.00 to cover the cost of equipment/furnishings and building materials for the conversion of municipal offices into a senior center (the “**Project**”) located at 394 Central Avenue, Jersey City, NJ 07307, a/k/a Block 2201, Lot 9.01 (the “**Property**”). The Project will cover the aforementioned costs necessary for the completion of the senior center. This space is particularly important for seniors in the area, as it will be ADA compliant, and easily accessible via public transportation. This public facility will be essential for usage by the local communities of low-to-moderate income seniors in need of a community center which ensures easy access to those struggling with mobility.

The City of Jersey City’s Division of Community Development (**DCD**) supports the Project and is recommending that Three Hundred Forty-Five Thousand, One Hundred Twenty-Six Dollars (\$345,126.00) FY 2021 CDBG unallocated funds be provided to the Department of Infrastructure of the City of Jersey City to cover the aforementioned costs of the Project.

This project is eligible for CDBG-PF funding because it meets one of the three national objectives:

*Benefiting low and moderate income persons or households targeting limited clientele objective.*

Should you have any questions or concerns regarding the contents of the memorandum, please contact me at (551) 256-2312.