

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

File No. Res. 22-789
Agenda No. 10.10
Approved: Nov 09 2022



RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AUTHORIZING A CONTRACT AWARD FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT - PUBLIC FACILITIES (CDBG-PF) FY' 2020 UNALLOCATED FUNDS TO ANGELA CARES, INC. TO ACQUIRE AND RENOVATE COMMERCIAL SPACE ON THE GROUND FLOOR AND BUILD-OUT SPACE OF (UNIT 1) LOCATED AT 512 OCEAN AVENUE, JERSEY CITY, NJ 07305 (BLOCK 24102 LOT 82) (WARD A).

COUNCIL offered and moved adoption of the following resolution:

COUNCIL offered and moved adoption of the following resolution:

WHEREAS, relating to the City of Jersey City's participation in the Community Development Block Grant – Public Facilities (CDBG-PF) program; and

WHEREAS, Federal monies 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 or for the provision of improvement of public facilities (CDBG-PF); and

WHEREAS, the primary purpose of the CDBG-PF program is the development of viable communities through the provision of decent affordable housing, a suitable living environments, and the supportive of social services, food, and other basic needs for seniors, families and senior caregivers; and

WHEREAS, CDBG-PF funds help support infrastructure and facility projects for the City of Jersey City (City). Examples of eligible projects include, but are not limited to, improvements, repairs, or expansions of community centers; and

WHEREAS, Angela Cares, Inc. is a 501(c) (3) non-profit community-based organization situated in Jersey City; and

WHEREAS, Angela Cares, Inc. was established on October 20th, 2011 to create and provide various services, activities through its care management workshop, to expand and enhance service delivery to vulnerable, low and moderate-income residents in Jersey City; and

WHEREAS, Angela Cares, Inc. has served low/moderate income families and seniors in the Jersey City community for over eleven (11) years, expanded the delivery of services, programs, and social support needs; and

WHEREAS, Angela Cares, Inc. is seeking CDBG-PF funding for the Build-Out Project (Project); and

WHEREAS, Angela Cares, Inc. will acquire and renovate 1,565 square feet of commercial space located on the ground floor at 512 Ocean Avenue, Jersey City, New Jersey 07305 A/K/A Block 24102, Lot 82 (Ward A). This Jersey City location will be the main physical space for all services provided LMI to the Community; and

WHEREAS, Angela Cares, Inc. is the recipient of funds from another private source that, together with CDBG-PF funding from the City, will constitute sufficient funds to complete the Project; and

WHEREAS, the total Project cost is approximately \$324,933.00. Proposed financing for the Project will consist of the following sources: Jersey City CDBG-PF FY' 20 unallocated funds in the amount of \$314,933.00, and a private donation (Wellcare New Jersey) in the amount of \$10,000.00; and

Resolution of the Municipal Council of the City of Jersey City authorizing a contract award from the Community Development Block Grant - Public Facilities (CDBG-PF) FY' 2020 Unallocated Funds to Angela Cares, Inc. to acquire and renovate commercial space on the ground floor and build-out space of (Unit 1) located at 512 Ocean Avenue, Jersey City, NJ 07305 (Block 24102 Lot 82) (Ward A).

WHEREAS, this Project shall provide benefits to low/ moderate income (LMI) persons, in accordance with United States Department of Housing & Urban Development regulations; and

WHEREAS, in accordance with HUD regulations, Angela Cares, Inc. will also demonstrate that at least 51% of the users of this Center (i.e. the primary beneficiaries) will be LMI persons, and this will be verified through Angela Cares' requiring users to complete income certifications after the center is created or rehabilitated, 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 is recommending that three hundred fourteen thousand nine hundred thirty three dollars (\$314,933.00) in FY' 2020 CDBG-PF unallocated funds be awarded to Angela Cares, Inc. to off-set the cost of the center's rehabilitation.

WHEREAS, the funding will be secured by a mortgage lien via recorded Mortgage and executed Mortgage Note which shall mature upon the expiration of thirty (30) years, at which time the balance utilized for the funding of the acquisition of the property together with accrued interest of 3% shall become due and payable at the option of City of Jersey City, Division of Community Development. The remainder of the funding utilized for build-out of the property shall be funded in a form of a grant.

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

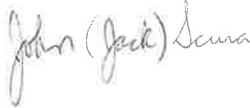
1. Upon successful completion of all required underwriting and subsidy analysis standards of the City's Division of Community Development, the Mayor or Business Administrator will be authorized to enter into an Agreement with Angela Cares, Inc. to utilize \$314,933.00 of CDBG-PF FY' 20 unallocated funds to subsidize, and to acquire the commercial space, located at 512 Ocean Avenue, Jersey City, New Jersey 07305 A/K/A Block 24102, Lot 82 (Ward A).
2. Subject to review and approval by Corporation Counsel, the Mayor or Business Administrator is 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). 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	Amount	Account #	P.O. #
Angela Cares, Inc.	\$314,993	59-200-56-009-915	145818


Resolution of the Municipal Council of the City of Jersey City authorizing a contract award from the Community Development Block Grant - Public Facilities (CDBG-PF) FY' 2020 Unallocated Funds to Angela Cares, Inc. to acquire and renovate commercial space on the ground floor and build-out space of (Unit 1) located at 512 Ocean Avenue, Jersey City, NJ 07305 (Block 24102 Lot 82) (Ward A).

I hereby certify that there are sufficient funds for the payment of this resolution in the amount of \$8314,993, in account number 59-200-56-009-915; PO# 145818.

John (Jack) Scura, Acting Chief Financial Officer



APPROVED AS TO LEGAL FORM



 Business Administrator


 Corporation Counsel

Certification Required

RECORD OF COUNCIL VOTE – Nov 09													7-1		
	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	✓				WATTERMANN, 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 authorizing a contract award from the Community Development Block Grant - Public Facilities (CDBG-PF) FY' 2020 Unallocated Funds to Angela Cares, Inc. to acquire and renovate commercial space on the ground floor and build-out space of (Unit 1) located at 512 Ocean Avenue, Jersey City, NJ 07305 (Block 24102 Lot 82) (Ward A).

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

The City of Jersey City Division of Community Development is respectfully requesting approval from the City of Jersey City's Municipal Council to utilize FY' 2020 CDBG-PF unallocated funds in the amount of \$314,933.00 to acquire and renovate 1,565 square feet and build-out of commercial space at 512 Ocean Avenue, Jersey City, NJ 07305 A/K/A Block 24102 Lot 82 ward (A) Angela Cares Inc. is a 501(c) (3) non-profit community, based in Jersey City that provides supportive social services, food and other basic needs resources for seniors and families in Jersey City for the past 11 years.

Contract term (include all)

September 1, 2022 - August 31, 2023 (1-yr)

Type of award:

HUD Grant

ATTACHMENTS:

[Memo- Angela Cares Inc \(CDBG-PF\)](#)
[Fact Sheet -Angela Cares Inc \(CDBG-PF\)](#)
[EEO-Forms\(AngelaCares\)](#)
[PO 145818 - Angela Cares - CDBG-PF](#)
[20220922144013](#)

Memorandum

To: Members of the Municipal Council

From: Ricardo Simmons, Project Manager – Division of Community Development

CC: Deja Anderson, Director, HEDC/DCD
Alena Eydlish, Esq., HEDC/DCD
Millie Smith, Program Director of Finance, HEDC/DCD
Susan Ludwig, Assistant Director, HEDC/DCD

Date: August 10, 2022

Subject: Resolution of the Municipal Council of the City of Jersey City authorizing a Contract award from the Community Development Block Grant - Public Facilities (CDBG-PF) FY' 2020 Unallocated Funds to Angela Cares, Inc. to acquire and renovate commercial space on the ground floor and build-out space of (Unit 1) located at 512 Ocean Avenue, Jersey City, NJ 07305 (Block 24102 Lot 82) (Ward F)

Scope: The City of Jersey City's Division of Community Development (DCD) is respectfully requesting approval from the City of Jersey City's Municipal Council to utilize FY 2020 CDBG-PF unallocated funds in the amount of \$314,933.00 to acquire and renovate 1,565 square feet of commercial space and build-out space. The Developer is Angela Cares Inc. at the property know as 512 Ocean Avenue Jersey City, New Jersey, 07305 A/K/A Block 24102, Lot 82. (Ward F).

Angela Cares Inc. is a 501(c)3 non-profit community-based in Jersey City, whose mission is to provide supportive services, such as social services, food ,and other basic needs resources for seniors, families, and senior caregivers.

Background: Angela Cares Inc. intends to utilize CDBG-PF funding to acquire and renovate 1,565 square feet and build-out commercial space at 512 Ocean Avenue In Jersey City; 07305

Request: To approve the recommendation of CDBG-PF unallocated funds for this project.

Should you have any questions or concerns regarding the contents of the memorandum please contact me at (201) 547-4873