

<p><b>MEMBERS</b>  JASI M. EDWARDS  CRYSTAL M. FELICIANO  JENNA L. FIGUEROA KETTENBURG  TESKA T. FRISBY  YAZMINELLY GONZALEZ  JOSEPH A. HARRISON  JENNIFER C. WILLIAMS</p>		<p><b>CITY COUNCIL</b>  OFFICE: (609) 989-3147  FAX: (609) 989-3190</p> <p><b>CITY CLERK</b>  BRANDON L. GARCIA  OFFICE: (609) 989-3187  FAX: (609) 989-3190</p>
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## TRENTON CITY COUNCIL CONFERENCE SESSION AND REGULAR MEETING

TRENTON CITY HALL, CITY COUNCIL  
CHAMBERS, 319 EAST STATE STREET  
TUESDAY, OCTOBER 7, 2025 AT 5:30 PM

### A G E N D A

- I. CALL TO ORDER**
- II. FLAG SALUTE**
- III. STATEMENT:** Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Laws 1975, Chapter 231. This Agenda is complete to the extent known and was sent to the Trenton Times and the Trentonian Newspapers, posted on the first-floor bulletin board in City Hall, filed in the City Clerk's Office and posted on the City of Trenton Website. Formal action will be taken.
- IV. ROLL CALL**
- V. INVOCATION**
- VI. COUNCIL RECOGNITIONS**  
David "Poppy" Sanderson
- VII. PRESENTATIONS**  
Delaware Valley Regional Planning Commission (DVRPC)  
Road Safety Project – Mulberry Street and North Clinton Avenue
- VIII. PUBLIC COMMENT FOR AGENDA ITEMS ONLY**
- IX. APPROVAL OF COMMUNICATIONS/PETITIONS/REPORTS**
- X. OLD BUSINESS [Ordinances 2<sup>nd</sup> Reading and Public Hearing]**
- XI. NEW BUSINESS:**
  - a. RESOLUTIONS
  - b. ORDINANCES [1<sup>st</sup> Reading and Introduction]
  - c. OTHER
- XII. PUBLIC COMMENT**
- XIII. CIVIC COMMENT**

#### **XIV. ADJOURNMENT**

The public can join the City Council meeting by going to ZOOM.COM go to join meeting and type the meeting ID number 16003746800. If you join via cell phone, you must install the Zoom application.

The agenda is subject to change at the discretion of Council leadership.

**DOCKET**  
**TUESDAY, OCTOBER 7, 2025**

**1. MINUTES FOR APPROVAL**

NONE

**2. COMMUNICATIONS AND PETITIONS**

- 2a Tort Claim – Joseph L. Benci, Lawrence, NJ filed a claim against the City of Trenton for property damages.
- 2b Tort Claim – Sheri D. Bond, Trenton, NJ filed a claim against the City of Trenton for property damages.
- 2c Tort Claim – Morgan & Morgan filed a claim against the City of Trenton on behalf of Elda Villeda for personal injury.
- 2d Tort Claim – Zeff Law Firm filed a claim against the City of Trenton on behalf of Michael Q. Banks for personal injury.
- 2e Tort Claim – Morgan & Morgan filed a claim against the City of Trenton on behalf of Kellie Moaning for personal injury.
- 2f Tort Claim – Morgan & Morgan filed a claim against the City of Trenton on behalf of Alicia Walker for personal injury.
- 2g Tort Claim – John H. Warren, Trenton, NJ filed a claim against the City of Trenton for property damages.
- 2h Tort Claim – Robert & Charlotte Tyger, Hamilton, NJ filed a claim against the City of Trenton for property damages.
- 2i Tort Claim – Sobo & Sobo Personal Injury Attorneys filed a claim against the City of Trenton on behalf of Jamain Barnes for personal injury.
- 2j Tort Claim – Spear Greenfield Richman Weitz & Tagart, PC filed a claim against the City of Trenton on behalf of Michelle Strong for personal injury.
- 2k Civil Action – Civil Action Information Subpoena Superior Court of NJ, Conrad Daniel v Trenton Water Works.
- 2l Civil Action – Civil Action Summons, Powers Kirm, LLC on the matter of New Jersey Housing and Mortgage Finance Agency v Sharon I. Davis, et al.
- 2m Civil Action – Civil Action Summons, Glen Devora, Esq., on the matter of Shakirah Renee Graham v Columbus Park/Unity Square Park, City of Trenton; Department of Parks and Forestry; City of Trenton Department of Public Works.
- 2n Civil Action – Civil Action Summons, Epstein Ostrove, LLC, on the matter of Kamue Gbelama, Joann N. Tarpeh, his wife v Courtney P. Boone, City of Trenton.
- 2o Civil Action - Civil Action Summons, Jonathan D. Singer, Esq. on the matter of Asia Brown v City of Trenton, County of Mercer, State of New Jersey ABC Corp. 1-10, John Does 1-10
- 2p Civil Action – First Amended Complaint, Gary C. Zeitz, LLC on the matter of PRO CAP 8 FBO Firsttrust Bank v Myshia Robinson; Mr./Mrs. Robinson; City of Trenton; NJ Department of Community Affairs, Division of Housing and Community Resources; Better Community Housing of Trenton, Inc.; State of New Jersey; County of Burlington; John Doe and Jane Doe
- 2q Civil Action – Notice of Motion, Pellegrino & Feldstein, LLC on the matter of Zaruri, LLC v Lizzie Mae Warner, et als
- 2r Civil Action – Final Judgment, Pellegrino & Feldstein, LLC on the matter of Broadway NY, LLC v Stephen Sluka; City of Trenton; Life Center Academy; State of New Jersey
- 2s Civil Action - Final Judgment, Pellegrino & Feldstein, LLC on the matter of Jones Act Opportunity, LLC v Alma L. Bagley, et als.

- 2t Civil Action - Final Judgment, Pellegrino & Feldstein, LLC on the matter of CR1 Holdings, LLC v Minerva Lennon, et as
- 2u Civil Action – United States Bankruptcy Court for the Northern District of Texas Dallas Division – Omnicare, LLC, et al
- 2v Civil Action – New Jersey Judiciary Municipal Court of New Jersey Complaint Information Form filed by Edward Forchion, Legally known as NJWeedman
- 2w Civil Action – Edward Forchion filed a copy of Preserve Discovery Material request filed with the Clerk, U.S. District Court
- 2x Foreclosure – Notice, Friedman Vartolo, LLP for 433 Emory Avenue
- 2y Foreclosure Tax Sale Certificate No. 18-2274 – Pellegrino & Feldstein, LLC for Block 24804, Lot 46
- 2z Foreclosure Tax Sale Certificate No. 14-1263 – Pellegrino & Feldstein, LLC for Block 27202, Lot 9
- 2aa Foreclosure - Notice, Friedman Vartolo, LLP for 121 North Hermitage Avenue
- 2ab Foreclosure – Pluese, Becker, Saltzman & Thomas, LLC for 2 Lenox Lane
- 2ac Foreclosure – Stern & Eisenberg, PC for 22 South Overbrook Avenue
- 2ad Foreclosure – Pluese, Becker, Saltzman & Thomas, LLC for 138 Brunswick Avenue
- 2ae Foreclosure – Brock & Scott, PLLC for 107 Barnt Avenue
- 2af Foreclosure – Brock & Scott, PLLC for 926 Fairmount Avenue
- 2ag Foreclosure – Powers Kirn, Counselors at Law for 2 Barbara Street
- 2ah Foreclosure – McCalla Raymer Leibert Pierce, LLP for 12B Steel Street
- 2ai Sheriff's Sale – Romano Garubo & Argentieri for 25 Sanford Street
- 2aj Correspondance – Letter from Envirolrac Environmental Services, Public Notification for the former Sunoco Service Station at 110 Sanhican Avenue.
- 2ak Correspondance – State of New Jersey, Department of Environmental Protection – Dam Safety Inspection Report for Trenton Reservoir Dam
- 2al Bankruptcy Court – United State Bankruptcy Court for the Northern District of Texas Dallas Division – OMNICARE, LLC
- 2am Civil Action – Summons United States District Court District of New Jersey – The Estate of Daniel Garvin v City of Trenton Fire and Emergency
- 2an Tort Claim – Sobo & Sobo Attorneys at Law filed a claim against the City of Trenton on behalf of Candida Leonard for personal injury.

### **3. REPORTS**

- 3a City Clerk's Office – Submitting the monthly revenue report for the month of September 2025 for funds collected by the office staff – total \$14,524.10

### **4. ORDINANCES - 2<sup>ND</sup> READING AND PUBLIC HEARING**

- 25-107 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 83 OAK STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1803, LOT 93, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MNB REAL ESTATES, LLC FOR THE SALE PRICE OF TEN THOUSAND (\$10,000.00) DOLLARS
- 25-108 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 22 & 24 WEST INGHAM AVENUE, 13 & 17 TRENT STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8603, LOT/S 13, 14, 41 & 39, PURSUANT TO N.J.S.A. 40A:12-13(C), TO VALERIE M. ARTHUR FOR THE SALE PRICE OF FIFTY-ONE THOUSAND (\$51,000.00) DOLLARS

- 25-109 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 43 SOUTHARD STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1101, LOT 8, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO HATTIE Q. WILSON FOR THE SALE PRICE OF ONE THOUSAND NINE HUNDRED FIFTY (\$1,950.00) DOLLARS
- 25-110 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 157 ROSEMONT AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 5802, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(C), TO GARLAND BARBER FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS

## **5. RESOLUTIONS**

### **CITY CLERK'S OFFICE**

- 25-384 A RESOLUTION CREATING AN AD-HOC COMMITTEE TO ADDRESS ISSUES RELATING TO THE TRENTON WATER WORKS
- 25-378 A RESOLUTION IN SUPPORT OF SEEKING A COMPREHENSIVE INDEPENDENT ASSESSMENT OF THE TRENTON WATER WORKS (TWW)
- 25-361 A RESOLUTION SUPPORTING THE CREATION OF A TRENTON WATER UTILITY AUTHORITY TO GOVERN AND OPERATE THE TRENTON WATER WORKS
- 25-381 A RESOLUTION PROCLAIMING OCTOBER 27, 2025, AS COMMUNITIES OF LIGHT DAY

### **DEPARTMENT OF ADMINISTRATION, MARIA RICHARDSON, BUSINESS ADMINISTRATOR**

- 25-362 RESOLUTION OF THE CITY OF TRENTON, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY (THE "CITY") AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD REQUESTING APPROVAL OF (I) A BOND ORDINANCE OF THE CITY UNDER THE PROVISIONS OF THE MUNICIPAL QUALIFIED BOND ACT, N.J.S.A. 40A:3-1 ET SEQ. (THE "ACT"), (II) THE ISSUANCE OF A \$20,000,000.00 QUALIFIED BONDS UNDER THE PROVISIONS OF THE ACT, AND (III) THE ISSUANCE OF QUALIFIED BONDS THROUGH THE NEW JERSEY INFRASTRUCTURE BANK PURSUANT TO THE PROVISIONS OF N.J.S.A. 58:11B-9(A)
- 25-363 RESOLUTION EXERCISING THE FINAL OPTION TO EXTEND THE CONTRACT AWARDED TO CBIZ INSURANCE SERVICES, INC. D/B/A CBIZ BORDEN PERLMAN TO PROVIDE BROKER INSURANCE SERVICES FOR THE DEPARTMENT OF ADMINISTRATION FOR AN ADDITIONAL ONE (1) YEAR FROM OCTOBER 1, 2025, TO SEPTEMBER 30, 2026, IN AN AMOUNT NOT TO EXCEED \$75,000.00 – CC 2023-12
- 25-379 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE MERCER COUNTY BUILDING & CONSTRUCTION TRADES COUNCIL FOR THE DIRECT HIRING OF QUALIFIED TRADESPERSONS FOR THE REHABILITATION, STABILIZATION, AND MANAGEMENT OF CITY-OWNED ABANDONED PROPERTIES

- 25-380 RESOLUTION AUTHORIZING THE CITY OF TRENTON, COUNTY OF MERCER, NEW JERSEY, IN THE ACCEPTANCE AND SETTING FORTH MINIMUM CONDITIONS OF THE MEMORANDUM OF UNDERSTANDING (MOU) ON THE RECEIPT OF CALENDAR YEAR 2025 CAPITAL CITY AID, FOR THE MUNICIPALITY, IN THE AMOUNT OF \$10,000,000.00
- 25-382 RESOLUTION AUTHORIZING A PREMIUM PAYMENT TO NIP SPECIALTY BROKERAGE, LLC WHO WILL THEN REMIT PAYMENT TO OBSIDIAN SPECIALTY INSURANCE COMPANY FOR GENERAL, AUTOMOBILE, LAW ENFORCEMENT AND PUBLIC OFFICIAL'S MISCELLANEOUS LIABILITY AND EXCESS LIABILITY COVERAGE IN AN AMOUNT NOT TO EXCEED \$954,000.00 FROM OCTOBER 10<sup>TH</sup>, 2025 TO OCTOBER 10<sup>TH</sup>, 2026.
- 25-383 RESOLUTION AUTHORIZING A PREMIUM PAYMENT TO CBIZ INSURANCE SERVICES, INC. D/B/A CBIZ BORDEN PERLMAN, 200 CHARLES EWING BLVD., SUITE 330, EWING, NJ 08628. WHO WILL REMIT PAYMENT TO SAFETY NATIONAL CASUALTY CORPORATION FOR EXCESS WORKER'S COMPENSATION IN AN AMOUNT NOT TO EXCEED \$502,241.00, FROM OCTOBER 10<sup>TH</sup>, 2025 TO OCTOBER 10<sup>TH</sup>, 2026.

#### **DEPARTMENT OF FINANCE**

- 25-364 RESOLUTION AUTHORIZING PAYMENT TO EDMUNDS GOVTECH TO PROVIDE APPLICATION SOFTWARE AND SUPPORT AND MAINTENANCE FOR THE EDMUNDS AND ASSOCIATES TAX COLLECTION PACKAGE, H/W PERVASIVE SQL III AND MCSJ/MCSAX/SBX/UA SYSTEM UPGRADE FOR \$34,375.00 FOR THE PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2025 THRU DECEMBER 31, 2025 AS A PROFESSIONAL SERVICE
- 25-365 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO EXTEND THE FORECLOSURE WINDOW ON BLOCK 9405, LOT 3
- 25-366 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO ISSUE 6 TAX REFUNDS TOTALING \$66,897.92

#### **DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT YOLANDA VAZQUEZ, INTERIM DIRECTOR**

- 25-367 RESOLUTION AWARDING A COMPETITIVE CONTRACTING REQUEST FOR PROPOSAL THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20.4 ET SEQ TO ISLES, INC. FOR MANAGEMENT SERVICES FOR THE NEIGHBORHOOD PRESERVATION PROGRAM FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT FOR A PERIOD OF THREE (3) YEARS FROM DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$150,000.00 EACH YEAR – CC2025-09

**DEPARTMENT OF RECREATION, NATURAL RESOURCES AND CULTURE,  
PAUL HARRIS, INTERIM DIRECTOR**

- 25-368 RESOLUTION AUTHORIZING THE APPROVAL OF QUALIFICATIONS FOR THE FOLLOWING FIRMS FOR THE REHABILITATION WORK FOR THE ROEBLING MACHINE SHOP, DEL VALLEY PROPERTIES, DBA DVP CONSTRUCTION GROUP, HALL CONSTRUCTION CO., MERRELL & GARGUSO, INC., AND JOSEPH A. NATOLI CONSTRUCTION CORP. – RFQ2025-01

**DEPARTMENT OF WATER AND SEWER, SEAN SEMPLE, DIRECTOR**

- 25-369 RESOLUTION EXTENDING THE CONTRACT TO SECURANCE CONSULTING LLC FOR IMPLEMENTATION OF CYBERSECURITY PROGRAM FOR TRENTON WATER WORKS FOR FOUR (4) MONTHS AND INCREASING THE CONTRACT AMOUNT BY \$30,500.00
- 25-370 RESOLUTION REJECTING A BID RECEIVED FOR THE FURNISHING AND DELIVERY OF LABORATORY BACTERIOLOGICAL SUPPLIES, FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION TO EXTEND ONE (1) ADDITIONAL YEAR FOR THE CITY OF TRENTON, DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT – BID 2025-69
- 25-371 RESOLUTION ACCEPTING A BID AND AWARDED A CONTRACT TO MACK MECHANICAL, LLC TO PROVIDE HVAC SYSTEMS MAINTENANCE FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS DISTRIBUTION COMPLEX FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$72,750.00 WITH THE OPTION TO EXTEND ONE (1) YEAR – BID2025-73
- 25-372 RESOLUTION ACCEPTING A BID AND AWARDED A CONTRACT TO FERGUSON WATER WORKS, FOR THE FURNISHING AND DELIVERY OF FULL CIRCLE BANDS, COUPLINGS AND TAPPED OUT SLEEVES TO TRENTON WATER WORKS CORTLAND STREET YARD FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$84,857.91 – BID2025-64
- 25-373 RESOLUTION ACCEPTING A BID AND AWARDED A CONTRACT TO ROMAN E&G CORPORATION FOR LEAD SERVICE LINE REPLACEMENT PROGRAM PHASE 3 FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS FOR A PERIOD OF THREE HUNDRED THIRTY (330) CALENDAR DAYS FROM “NOTICE TO PROCEED) IN AN AMOUNT NOT TO EXCEED \$2,888,933.00 – BID2025-32
- 25-374 RESOLUTION EXERCISING THE OPTION TO EXTEND THE CONTRACT TO ATLANTIC COAST POLYMER, INC. FOR THE FURNISHING AND DELIVERY OF SLUDGE BLANKET POLYMER FOR THE DEPARTMENT OF WATER AND SEWER, WATER FILTRATION PLANT FOR AN ADDITIONAL ONE (1) YEAR FROM SEPTEMBER 5, 2025, TO SEPTEMBER 5, 2026 IN AN AMOUNT NOT TO EXCEED \$232,700.00 (\$895.00/PER DRUM, 260 DRUMS) – BID2024-36

- 25-375 RESOLUTION REJECTING PROPOSAL RECEIVED FOR PROFESSIONAL SERVICES OPERATIONS FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS – RFP 2025-23
- 25-376 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO HAMILTON AUTO CLINIC, LLC, FOR THE FURNISHING AND DELIVERY OF LIGHT DUTY VEHICLE REPAIRS, PARTS, MAINTENANCE AND COLLISION REPAIRS ON AN AS NEEDED BASIS FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS DISTRIBUTION OFFICE FOR A PERIOD OF ONE (1) YEAR AWARD IN AN AMOUNT NOT TO EXCEED \$150,000.00 WITH AN OPTION TO EXTEND THE CONTRACT FOR AN ADDITIONAL ONE (1) YEAR BID2025-63
- 25-377 RESOLUTION REJECTING BIDS RECEIVED TO REMOVE, SUPPLY, AND INSTALL CHECK VALVE FOR RAW WATER PUMP #3 FOR A PERIOD OF ONE (1) YEAR FOR THE CITY OF TRENTON, DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT BID2025-71

## **6. ORDINANCES - 1<sup>ST</sup> READING AND INTRODUCTION**

- 25-068 AN ORDINANCE AMENDING CHAPTER 201 (PEACE AND GOOD ORDER) TO REQUIRE THE HIRING OF OFF-DUTY LAW ENFORCEMENT SERVICES FOR PRIVATE GATHERINGS WITHIN THE CITY OF TRENTON CONSISTING OF 50 PEOPLE OR MORE
- 25-111 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 29, 31 & 33 GARFIELD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26804, LOT/S 22, 21 & 20, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO G CONSTRUCTION CONTRACTORS LLC FOR THE SALE PRICE OF TWELVE THOUSAND (\$12,000.00) DOLLARS
- 25-112 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 106 NORTH STOCKTON STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 7203, LOT 7 PURSUANT TO N.J.S.A. 40A:12-13(C), TO KAA REAL ESTATE LLC FOR THE SALE PRICE OF FIFTY THOUSAND (\$50,000.00) DOLLARS
- 25-113 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS, 47, 49 AND 53 WALL STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1301, LOT/D 29, 30 & 31, PURSUANT TO N.J.S.A. 40A:12-13(C), TO ELDA J. SANDOVAL FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS
- 25-114 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 33, 43 & 57-59 POPLAR STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 21403, LOT/S 35, 40 & 1, PURSUANT TO N.J.S.A. 40A:12-13(C), TO JAXON PROPERTIES LLC FOR THE SALE PRICE OF FORTY THOUSAND (\$40,000.00) DOLLARS



- 25-115 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 8 NORTH STOCKTON STREET, 7-9 MERCHANT STREET AND 8-REAR NORTH STOCKTON STREET, IDENTIFIED ON THE CITY TAX MAP, BLOCK 608, LOT/S 15, 17 & 19, PURSUANT TO N.J.S.A. 40A:12-13(C), TO AHG REALTY 2 LLC FOR THE SALE PRICE OF TEN THOUSAND FIVE HUNDRED (\$10,500.00) DOLLARS
- 25-116 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 17 FAIRCREST AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 13101, LOT 19, PURSUANT TO N.J.S.A. 40A:12-13(C), TO SHANE WEST FOR THE SALE PRICE OF TWELVE THOUSAND FIVE HUNDRED (\$12,500.00) DOLLARS
- 25-117 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1005-1007 EAST STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26601, LOT/S 27 & 28, PURSUANT TO N.J.S.A. 40A:12-13(C), TO DOOR KEY PROPERTIES LLC FOR THE SALE PRICE OF THIRTY-ONE THOUSAND (\$31,000.00) DOLLARS
- 25-118 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 113 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 6801, LOT 2 PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO VANESSA JORDAN HUGHES FOR THE SALE PRICE OF THREE THOUSAND (\$3,000.00) DOLLARS
- 25-120 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 126 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8605, LOT 13 PURSUANT TO N.J.S.A. 40A:12-13(C), TO GENWRIGHT ASSET MGMT FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS
- 25-121 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 828 & 830 EDGEWOOD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 31702, LOT/S 9 & 10, PURSUANT TO N.J.S.A. 40A:12-13(C), TO VICTORY INVESTMENT GROUP LLC FOR THE SALE PRICE OF THIRTY THOUSAND (\$30,000.00) DOLLARS
- 25-122 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1101 DIVISION STREET, 259 ELMER STREET AND 830 EAST STATE STREET AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 19002, LOT, BLOCK 15701, LOT 44 & BLOCK 26301, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(C), TO CHESTNUT DEVELOPMENT LLC FOR THE SALE PRICE OF FORTY-TWO THOUSAND (\$42,000.00) DOLLARS
- 25-123 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 499 CENTRE STREET, 3, 23, 57 & 69 JERSEY STREET AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 10504, LOT 1, BLOCK 17401, LOT/S 40, 50, 67 & 72.01 PURSUANT TO N.J.S.A. 40A:12-13(C), TO MASS PROPERTIES LLC FOR THE SALE PRICE OF ONE HUNDRED AND FOUR THOUSAND (\$104,000.00) DOLLARS

- 25-124 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 41, 43, 45, 47 & 64 NORTH OLDEN AVENUE AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26003, LOT/S 6, 5, 4, 3, BLOCK 26805, LOT 5 PURSUANT TO N.J.S.A. 40A:12-13(C), TO GOLDEN KEY MANAGEMENT LLC FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS
- 25-125 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 617 EDGEWOOD AVENUE, IDENTIFIED ON THE CITY TAX MAP, BLOCK 2601, LOT 9 PURSUANT TO N.J.S.A. 40A:12-13(C), TO J & R AMERICAN HOMES FOR THE SALE PRICE OF TWENTY-TWO THOUSAND (\$22,000.00) DOLLARS
- 25-126 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 20 EAST INGHAM AVENUE, 123 NORTH HERMITAGE AVENUE, 323 SECOND STREET, 689 SOUTHARD STREET, 484 WEST STATE STREET AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8504, LOT 18, BLOCK 2803, LOT 30, BLOCK 10503, LOT 33, BLOCK 8506, LOT 7, BLOCK 2206, LOT 4 PURSUANT TO N.J.S.A. 40A:12-13(C), TO MGAG DEVELOPERS LLC FOR THE SALE PRICE OF ONE HUNDRED TWENTY-FIVE THOUSAND (\$125,000.00) DOLLARS
- 25-127 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1222 EAST STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 25902, LOT 37 PURSUANT TO N.J.S.A. 40A:12-13(C), TO G CONSTRUCTION CONTRACTORS LLC FOR THE SALE PRICE OF TWENTY THOUSAND (\$20,000.00) DOLLARS
- 25-128 AN ORDINANCE ESTABLISHING LIMITATIONS AND PROCEDURES FOR THE ACCEPTANCE OF DONATIONS BY CITY DEPARTMENTS
- 25-129 AN ORDINANCE AMENDING ARTICLE XVII MUNICIPAL INSURANCE FUNDS BY PROVIDING FOR THE METHOD OF APPROPRIATION THERETO IN ACCORDANCE WITH N.J.S.A. 40A:10-1 ET SEQ. TO ESTABLISH LIMITS OF LIABILITY AND USE OF FUNDS

**Public Hearing and 2<sup>nd</sup> Reading for ordinances to be held on October 21, 2025.**

SEP 16 2025

# ORDINANCE

No. 25-107

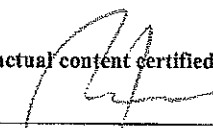
1<sup>st</sup> Reading \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 83 OAK STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 1803, LOT 93, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MNB REAL ESTATES LLC  
FOR THE SALE PRICE OF TEN THOUSAND (\$10,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 83 Oak Street, designated as Block 1803, Lot 93 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, MNB Real Estates LLC (the "Applicant") purposes to purchase and redevelop Block 1803, Lot 93 commonly known as 83 Oak Street (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Ten Thousand (10,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to sell the Property to an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. MNB Real Estates LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 1803, Lot 93 commonly known as 83 Oak Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION: <i>Harrison</i>				SECOND: <i>Frisby</i>				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:				
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS				✓					FRISBY	✓								GONZALEZ	✓							
FELICIANO				✓					HARRISON	✓																
FIGUEROA KETTENBURG			✓						WILLIAMS	✓																
NV - NO VOTE										AB - ABSENT																

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on SEP 16 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED \_\_\_\_\_  
 Mayor \_\_\_\_\_ REJECTED \_\_\_\_\_ Reconsidered by Council - Override Vote \_\_\_\_\_  
 NAY \_\_\_\_\_

\_\_\_\_\_ President of Council  
 \_\_\_\_\_ City Clerk

# ORDINANCE

No. **25-108**

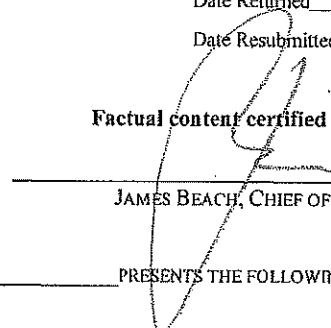
1<sup>st</sup> Reading **SEP 16 2025**  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 22 & 24 WEST INGHAM AVENUE, 13 & 17 TRENT STREET, AND  
IDENTIFIED ON THE CITY TAXMAP, BLOCK 8603, LOT/S 13, 14, 41 & 39, PURSUANT TO N.J.S.A.  
40A:12-13(c), TO VALERIE M. ARTHUR FOR THE SALE PRICE OF FIFTY-ONE THOUSAND  
(\$51,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 22 & 24 West Ingham Avenue, 13 & 17 (Lot) Trent Street, designated as Block 8603, Lot/s 13, 14, 41 & 39, on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Valerie M. Arthur (the "Applicant") purposes to purchase and redevelop Block 8603, Lot/s 13, 14, 41 & 39 commonly known as 22 & 24 West Ingham Avenue, 13 & 17 (lot) Trent Street, (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay the following for each property; 22 West Ingham Avenue for \$15,000.00, 24 West Ingham Avenue for \$15,000.00, 13 Trent Street for \$20,00.00, 17 Trent Street (lot) for \$1,000.00 totaling Fifty-One Thousand (\$51,000.00) Dollars, (the "**Purchase Price**"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential Properties at (22 & 24 West Ingham and 13 Trent Street) and rent the Properties on the local rental market. The lot at 17 Trent Street will be consolidated at a later date with the Applicants other property; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "**Redeveloper**") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Valerie M. Arthur, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 8603, Lot/s 13, 14, 41 & 39, commonly known as 22 & 24 West Ingham Avenue, 13 & 17 Trent Street (lot), Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION: <i>Williams</i>				SECOND: <i>Harrison</i>				ORD. AUTHORED BY:								ADOPTION	MOTION:				SPEECH:													
INTRODUCTION									ADOPTION									INTRODUCTION									ADOPTION								
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB					
EDWARDS				✓					FRISBY			✓						GONZALEZ	✓																
FELICIANO				✓					HARRISON	✓																									
FIGUEROA KETTENBURG			✓						WILLIAMS	✓																									
NV - NO VOTE		AB - ABSENT																																	

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on **SEP 16 2025**

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED  
REJECTED

Reconsidered by Council - Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25 - 1091<sup>st</sup> Reading SEP 16 2025

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

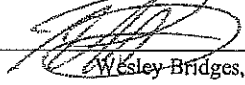
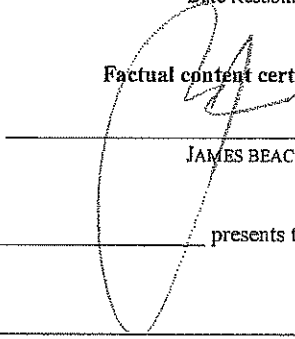
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, CITY ATTORNEY  
JAMES BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_ presents the following Ordinance:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY  
COMMONLY KNOWN AS 43 SOUTHARD STREET, AND IDENTIFIED ON THE  
CITY TAX MAP, BLOCK 1101, LOT 8 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO  
HATTIE Q. WILSON FOR THE SALE PRICE OF ONE THOUSAND NINE HUNDRED  
FIFTY (\$1,950.00) DOLLARS**

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 45 Southard Street, designated as Block 1101, Lot 8 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, the Property is a small vacant narrow strip of land that has been unused and city owned since May/1997, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property; and

**WHEREAS**, the City of Trenton (the "City"), pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized, vacant, city-owned property to the contiguous property owner for the fair market value, which may be negotiated when there is only one contiguous owner; and

**WHEREAS**, Hattie Q. Wilson, the contiguous property owner at 45 Southard Street (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot to expand the existing footprint of her property; and

**WHEREAS**, the Purchaser has agreed to merge the lot with its own; and

**WHEREAS**, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand Nine Hundred Fifty (\$1,950.00) Dollars, which the City deems reasonable based upon the size, location, condition of the Property, merger requirements and the fact that the Property would be returned to the tax rolls.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.

# ORDINANCE

2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 43 Southard Street, designated as Block 1101, Lot 8 at private sale to the Purchaser, Hattie Q. Wilson for One Thousand Nine Hundred Fifty (\$1,950.00) Dollars.
3. The Mayor is hereby authorized to execute any documents necessary for the conveyance of the Property to the Purchaser.
4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION: <i>Frisby</i>				SECOND: <i>Harrison</i>				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:				
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	
EDWARDS				✓					FRISBY	✓								GONZALEZ	✓							
FELICIANO				✓					HARRISON	✓																
FIGUEROA KETTENBURG			✓						WILLIAMS	✓																
NV - NO VOTE				AB - ABSENT																						

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on SEP 16 2025

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor \_\_\_\_\_ APPROVED  
REJECTED \_\_\_\_\_ Reconsidered by Council - Override Vote \_\_\_\_\_

President of Council \_\_\_\_\_ City Clerk \_\_\_\_\_



# ORDINANCE

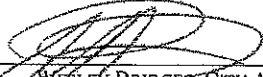
No. 25-110

1<sup>st</sup> Reading SEP 16 2025  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

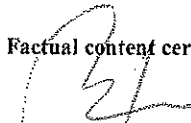
Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by



WESLEY BRIDGES, CITY ATTORNEY



JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 157 ROSEMONT AVENUE AND IDENTIFIED ON THE CITY TAX MAP,  
BLOCK 5802, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(c), TO GARLAND BARBER FOR THE  
SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 157 Rosemont Avenue, designated as Block 5802, Lot 22 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Garland Barber (the "Applicant"), a current City of Trenton employee, purposes to purchase and redevelop Block 5802, Lot 22 commonly known as 157 Rosemont Avenue (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant and merge both lots; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement,

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Garland Barber, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 5802, Lot 22, commonly known as 157 Rosemont Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:				MOTION: <i>Harrison</i>				SECOND: <i>Frisby</i>				ORD. AUTHORED BY:				ADOPTION				MOTION:				SECONDER:					
				INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION									
				AYE	NAY	NV	AB	AYE	NAY	NV	AB					AYE	NAY	NV	AB					AYE	NAY	NV	AB	AYE	
EDWARDS							✓					FRISBY				✓					GONZALEZ				✓				
FELICIANO							✓					HARRISON				✓													
FIGUEROA KETTENBURG						✓						WILLIAMS				✓													
NY - NO VOTE				AB - ABSENT																									

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on **SEP 16 2025**

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED \_\_\_\_\_  
 Mayor \_\_\_\_\_ REJECTED \_\_\_\_\_  
 NAY \_\_\_\_\_ Reconsidered by Council - Override Vote \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

Approved as to Form and Legality

Date of Adoption \_\_\_\_\_

Factual content certified by

\_\_\_\_\_  
Wesley Bridges, Esq., CITY ATTORNEY\_\_\_\_\_  
Brandon L. Garcia, CITY CLERK

COUNCILMAN / WOMAN \_\_\_\_\_

EDWARDS \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**A RESOLUTION CREATING AN AD-HOC COMMITTEE TO  
ADDRESS ISSUES RELATING TO THE TRENTON WATER WORKS**

**WHEREAS** pursuant to NJSA 40:69A-36h, NJSA 40:69A-37.1, and Trenton City Code Chapter A-316-2, Rule XII, the Trenton City Council is empowered to create an Ad Hoc Committee for Legislative purposes and to consult with the Mayor and Administration to study and review any matter and report to Council thereon; and

**WHEREAS** the City of Trenton owns and operates Trenton Water Works (TWW), a regional public water utility providing essential water service to the residents of Trenton and several neighboring municipalities; and

**WHEREAS** the Trenton City Council has a legislative responsibility to maintain the effective, transparent and accountable operation of the TWW, and to collaborate with the Administration to ensure appropriate oversight, information-sharing, and policy development to safeguard the health, safety and financial interests of Trenton residents and all customers served by the TWW; and

**WHEREAS** the creation of an Ad Hoc Committee to address all issues relating to the Trenton Water Works (TWW) will allow Council to more effectively study, monitor, and recommend actions regarding TWW operations; infrastructure; compliance; financial stability; and long-term governance.

**NOW IT IS THEREFORE RESOLVED** by the City Council of the City of Trenton that an Ad Hoc Committee as referenced above is hereby created for the purposes stated, including but not limited to issues of legal compliance; capital improvement projects; infrastructure upgrades; financial management; rate structures; budgetary matters; staffing; training; workforce development; and governance models relating to Authorities or advisory boards; and communication with external stakeholders, experts, representatives from NJDEP, and others as may be necessary to its function; and

**IT IS FURTHER RESOLVED** that said Committee shall consist of three (3) Members of the City Council, appointed by a majority vote of Council, who shall serve during the duration of the Committee and completion of its charge or upon its dissolution by further Resolution of Council; and

# RESOLUTION

**IT IS FURTHER RESOLVED** that said Committee shall provide regular updates to the full City Council, along with any necessary documentation or reports for the purpose of keeping the Council fully apprised to all issues relating to the TWW; and

**IT IS FURTHER RESOLVED** that this Resolution shall take effect pursuant to law.

MOTION:														
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality \_\_\_\_\_

Factual content certified by \_\_\_\_\_

\_\_\_\_\_  
Wesley, Bridges, Esq., CITY ATTORNEY\_\_\_\_\_  
Brandon L. Garcia, RMC, City Clerk

COUNCILMAN / WOMAN \_\_\_\_\_

EDWARDS

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**A RESOLUTION IN SUPPORT OF SEEKING A COMPREHENSIVE INDEPENDENT ASSESSMENT OF THE TRENTON WATER WORKS (TWW)**

**WHEREAS**, the City Council of the City of Trenton serves as the Governing Body with ultimate Legislative approval of any changes to the existing structure of the Trenton Water Works (TWW), a City owned utility providing water service to the City of Trenton and several surrounding communities; and

**WHEREAS**, the City has received reports from the State of New Jersey Department of Environmental Protection (NJDEP) of deficiencies in the operation and maintenance of the TWW; and

**WHEREAS**, it is necessary that the City Council have all available and necessary information, documentation and data to enable it to make any necessary decisions regarding the TWW; to respond to allegations from the NJDEP; and to ensure that the interests of Trenton's residents are protected;

**NOW IT IS THEREFORE RESOLVED** by the City Council of the City of Trenton that the Mayor and Administration are urged to immediately engage the necessary experts and consultants to prepare a comprehensive independent assessment of the Trenton Water Works (TWW), which assessment shall include but not be limited to the following: Asset Valuation; Bonding and Debt Capacity; Financial Position and Status; Capital Planning, Operational Capacity, Retention of the Current TWW Structure with Enhanced Oversight; Establishment of a Trenton Owned Water Utility Authority; Fiscal and Legal Impacts of any Proposed Regionalization; and any other issues related to the TWW; and

**IT IS FURTHER RESOLVED** that the engagement of said experts and consultants be presented to Council for approval as expeditiously as possible, with an anticipated Project completion date of twelve to eighteen months and quarterly updates to Council on the progress of said assessment; and

**IT IS FURTHER RESOLVED** that this Resolution shall take effect pursuant to law.

MOTION:					SECON									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

\_\_\_\_\_  
Wesley, Bridges, Esq., CITY ATTORNEY\_\_\_\_\_  
Brandon L. Garcia, RMC, City Clerk

COUNCILMAN / WOMAN \_\_\_\_\_ FELICIANO \_\_\_\_\_ EDWARDS \_\_\_\_\_ PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**A RESOLUTION SUPPORTING THE CREATION OF A TRENTON WATER UTILITY  
AUTHORITY TO GOVERN AND OPERATE THE TRENTON WATER WORKS**

**WHEREAS** the State of New Jersey Department of Environmental Protection (NJDEP) is attempting to compel the City of Trenton to regionalize and thereby relinquish ownership and control of the Trenton Water Works (TWW); and

**WHEREAS**, the City Council of the City of Trenton has opposed this action as inimical to the best interests of the citizens of the City of Trenton; and

**WHEREAS**, the City Council of the City of Trenton believes that action other than regionalization can be taken, which would resolve any concerns the NJDEP may have and still allow the City of Trenton to maintain ownership and operational control of the TWW.

**NOW IT IS HEREBY RESOLVED** by the City Council of the City of Trenton that it hereby supports and endorses the creation of a Trenton Water Utility Authority pursuant to NJSA 40:14B-1 et seq., to undertake operational control of the Trenton Water Works, and to exercise all powers, duties, responsibilities, and functions provided under said statute to acquire, construct, maintain, operate or improve the facility for the accumulation, supply or distribution of water; the authorization, collection and enforcement of service charges; the financing of its operations through the issuance of Bonds and for the payment and security thereof; and any other lawful action provided by law with respect to such Utility Authority and the needs of the TWW; and

**IT IS FURTHER RESOLVED** that the Administration is hereby requested to engage the necessary studies and professional review of the TWW to enable the City Council to enact an Ordinance creating such a Utility Authority as aforesaid; and

**IT IS FURTHER RESOLVED** that a copy of this Resolution be forwarded to the Commissioner of the NJDEP; and to the Municipal Clerk of each constituent municipality serviced by the TWW; and

**IT IS FURTHER RESOLVED** that this Resolution shall take effect pursuant to law.

MOTION:					SECON									
					D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

Approved as to Form and Legality

Date of Adoption \_\_\_\_\_

Factual content certified by

\_\_\_\_\_  
Wesley Bridges, Esq., CITY ATTORNEY\_\_\_\_\_  
Brandon L. Garcia, CITY CLERK

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**A RESOLUTION PROCLAIMING OCTOBER 27, 2025  
AS COMMUNITIES OF LIGHT DAY**

**WHEREAS**, it is the policy of the City of Trenton to recognize organizations that have contributed to the overall benefit of the community; and

**WHEREAS**, Younity (formerly Womanspace), founded in 1977, has demonstrated a unique ability to provide comfort, support services, crisis intervention and safety to women, men and children who are victims of domestic violence, sexual assault and strangulation; and

**WHEREAS**, Younity (formerly Womanspace), in the belief that “peace begins at home”, has asked the Mercer County Community to join them in their struggle against family violence by participating in their annual Communities of Light project; and

**WHEREAS**, Younity (formerly Womanspace) has provided emergency shelter in secure locations and comprehensive services for victims of domestic violence since 1977, sexual assault since 2002 and strangulation since 2024, for more than 130,204 women, 17,782 children and 9,397 men. Additionally, Younity (formerly Womanspace) has assisted more than 332,296 hotline callers over the last 48 years; and

**WHEREAS**, Younity (formerly Womanspace) in November of 2025 changed our name to show growth as an organization and our commitment to inclusivity. While honoring Womanspace’s legacy, the new name reflects our mission of fostering unity, empowerment, and healing for survivors from ALL backgrounds; and

**WHEREAS**, the City of Trenton recognizes Younity (formerly Womanspace) for their efforts to bring an end to the cycle of interpersonal violence imposed on women, men, and children; and

**WHEREAS**, as the Trenton City Council urges that each and every household demonstrate their support of the concept that “peace begins at home” by placing luminaries along their driveways and sidewalks on Monday, October 27, 2025, as a visible symbol of that support; and

**WHEREAS**, the proceeds from Communities of Light 2025 will be used to fund vital services for victims of domestic violence, sexual assault, strangulation and human trafficking.

# RESOLUTION

**NOW; THEREFORE,** the Council of the City of Trenton, County of Mercer, State of New Jersey, do hereby proclaim October 27, 2025, as COMMUNITIES OF LIGHT DAY and hereby honor Younty (formerly Younty) on its many accomplishments and wish them continued success with Communities of Light in the years to come.

***"Peace Begins at Home. It Shines Through Our Communities."***

MOTION:														
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk



Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Wesley Bridges, Esq., CITY ATTORNEY

Factual content certified by

Maria Richardson, Business Administration

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

RESOLUTION OF THE CITY OF TRENTON, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY (THE "CITY") AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD REQUESTING APPROVAL OF (i) A BOND ORDINANCE OF THE CITY UNDER THE PROVISIONS OF THE MUNICIPAL QUALIFIED BOND ACT, N.J.S.A. 40A:3-1 ET SEQ. (THE "ACT"), (ii) THE ISSUANCE OF QUALIFIED BONDS UNDER THE PROVISIONS OF THE ACT, AND (iii) THE ISSUANCE OF QUALIFIED BONDS THROUGH THE NEW JERSEY INFRASTRUCTURE BANK PURSUANT TO THE PROVISIONS OF N.J.S.A 58:11B-9(a)

WHEREAS, THE CITY COUNCIL OF THE CITY OF TRENTON, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY (the "City") desires to submit an application (the "Application") to the Local Finance Board, in the Division of Local Government Services, New Jersey Department of Community Affairs (the "Local Finance Board"), pursuant to the Municipal Qualified Bond Act, N.J.S.A. 40A:3-1 et seq. (the "Act"), specifically N.J.S.A. 40A:3-4(b), for (i) its approval of a water utility bond ordinance (the "Bond Ordinance"), entitled "BOND ORDINANCE PROVIDING FOR PHASE VI OF THE LEAD SERVICE LINE REPLACEMENT PROGRAM IN THE TRENTON WATER WORKS SERVICE AREA, BY THE CITY OF TRENTON, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY, APPROPRIATING \$20,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$20,000,000 BONDS OR NOTES TO FINANCE THE COST THEREOF", (iv) the issuance of bonds under the Bond Ordinance as qualified bonds (the "Qualified Bonds") under the Act, and (v) the issuance of Qualified Bonds through the New Jersey Infrastructure Bank ("NJIB") Program (the "Program") pursuant to the provisions of N.J.S.A. 58:11B-9(a) (the "NJIB Act").

WHEREAS, the City believes with respect to the Bond Ordinance and the issuance of Qualified Bonds:

(a) it is in the public interest to accomplish such project authorized by the Bond Ordinance;

# RESOLUTION

(b) said project authorized by the Bond Ordinance is for the health, wealth, convenience or betterment of the inhabitants of the City and the customers of Trenton Water Works ("TWW"), which is a water utility of the City;

(c) the amounts to be expended for the project authorized by the Bond Ordinance are not unreasonable or exorbitant; and

(d) the adoption of the Bond Ordinance and the issuance of Qualified Bonds thereunder are an efficient and feasible means of providing services for the needs of the inhabitants of the City and users of the TWW water system, and will not create an undue financial burden to be placed upon the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TRENTON, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY, as follows:

Section 1. The submission of the Application to the Local Finance Board is hereby approved, and Wilentz, Goldman & Spitzer, P.A., Bond Counsel to the City (the "Bond Counsel"), GB Associates, LLC, Financial Advisor to the City (the "Financial Advisor"), and Mercadien, P.C., Auditor to the City (the "Auditor"), along with other officials, professionals and representatives of the City, are hereby authorized and directed to prepare and submit such Application to the Local Finance Board and to represent the City in such matters pertaining thereto.

Section 2. The Clerk is hereby authorized and directed to prepare and file certified copies of this resolution and the Bond Ordinance after introduction with the Local Finance Board as part of such Application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such Application and to record its approval as provided by applicable provisions of the Local Bond Law, the Act and the NJIB Act.

Section 4. Any prior actions taken by, as applicable, the Chief Financial Officer, Bond Counsel, Financial Advisor, Auditor and other authorized officers and professionals of the City in relation to the preparation and submission of the Application are hereby ratified and confirmed.

Section 5. This resolution shall take effect immediately.

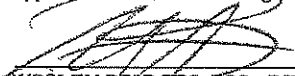
MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

RESOLUTION No. 25-363

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
 WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

Factual content certified by

  
 MARIA RICHARDSON, BUSINESS ADMINISTRATOR

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION EXERCISING THE FINAL OPTION TO EXTEND THE CONTRACT AWARDED  
TO CBIZ INSURANCE SERVICES, INC. D/B/A/ CBIZ BORDEN PERLMAN TO PROVIDE BROKER  
INSURANCE SERVICES FOR THE DEPARTMENT OF ADMINISTRATION FOR AN ADDITIONAL ONE  
(1) YEAR FROM OCTOBER 1, 2025, TO SEPTEMBER 30, 2026, IN AN AMOUNT NOT TO EXCEED  
\$75,000.00 – CC 2023-12**

**WHEREAS**, on August 1, 2024, Resolution No. 24-310 awarded a contract to CBIZ Insurance Services, Inc. D/B/A CBIZ Borden Perlman, 200 Charles Ewing Blvd., Suite 300, Ewing, NJ 08628 to provide Broker Insurance Services for the Department of Administration in an amount not to exceed \$75,000.00 for a period of one (1) year with an option to extend two (2) additional one (1) year in an amount not to exceed \$75,000.00 for the City of Trenton, Department of Administration; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-15 provides that service contracts may be extended for no more than (1) one two-year or (2) two one-year extensions; and

**WHEREAS**, The City of Trenton, Department of Administration, has determined that CBIZ Insurance Services, Inc. D/B/A CBIZ Borden Perlman, 200 Charles Ewing Blvd., Suite 300, Ewing, NJ 08628 has provided Broker Insurance Services in a satisfactory manner, and it is in the best interest of the city to exercise the final option to extend the contract for an additional one (1) year from October 1, 2025, to September 30, 2026; and

**WHEREAS**, funds in an amount not to exceed \$75,000.00 have been certified to be available in the following account number: 5-01- -80-8070-683. The City of Trenton shall exercise the option to extend this contract from October 1, 2025, to September 30, 2026.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to exercise the final option to extend the contract for an additional one (1) year from October 1, 2025, to September 30, 2026 awarded to CBIZ Insurance Services, Inc. D/B/A CBIZ Borden Perlman, 200 Charles Ewing Blvd., Suite 300, Ewing, NJ 08628 in an amount not to exceed \$75,000.00 to provide Broker Insurance Services for the City of Trenton, Department of Administration for the said purpose in the manner prescribed by law.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

PURCHASING

**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF FUNDS**

I, Lynn Au, Acting Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: CBIZ Insurance Services, INC. D/B/A CBIZ Borden Perlman

Address# 1: 200 Charles Ewing Blvd. Suite 300

Address# 2:

City: Ewing

State: NJ

Zip Code: 08628

Purpose: Broker Insurance Premium from October 1<sup>st</sup>, 2025, to September 30<sup>th</sup>, 2026. Year three.

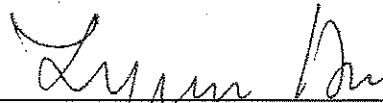
Fund: Current Fund

Account Number 5-01- -80-8070-683 (\$75,000.00)

Vendor ID:

Requisition Number: -

Amount not to exceed: \$75,000.00

  
\_\_\_\_\_  
Acting Chief Financial Officer

8/28/2025  
\_\_\_\_\_

# RESOLUTION

No. 25-379

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by

  
JIM BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_

presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A  
MEMORANDUM OF UNDERSTANDING WITH THE MERCER COUNTY  
BUILDING & CONSTRUCTION TRADES COUNCIL FOR THE DIRECT  
HIRING OF QUALIFIED TRADESPERSONS FOR THE REHABILITATION,  
STABILIZATION, AND MANAGEMENT OF CITY-OWNED ABANDONED  
PROPERTIES**

**WHEREAS**, the City of Trenton (the "City") maintains an inventory of abandoned properties requiring rehabilitation, stabilization, and ongoing management in order to protect public health, safety, and welfare, and to return such properties to productive use; and

**WHEREAS**, the City has determined that there is a need to employ members of the local union trades on a direct hire basis to perform rehabilitation, stabilization, and property management work on an as-needed basis, in order to supplement, but not replace or displace, the City's existing workforce; and

**WHEREAS**, the Mercer County Building & Construction Trades Council (the "Trades Council") has qualified individuals available to provide such services in a professional, workmanlike manner, and consistent with the collective bargaining agreements governing their trades; and

**WHEREAS**, under the umbrella of the Trades Council are skilled union members, including, without limitation, carpenters, electricians and plumbers, whose expertise is critical to the rehabilitation and stabilization of abandoned properties; and

**WHEREAS**, to the extent possible, the Trades Council will utilize qualified union members who are residents of the City of Trenton as well as local junior apprentices from the City of Trenton on all such projects, thereby maximizing local economic and workforce development benefits; and

**WHEREAS**, the City and the Trades Council are desirous of entering into a Memorandum of Understanding (the "MOU") with respect to the direct hiring of union tradespersons and junior apprentices for rehabilitation, stabilization, and management work on abandoned properties in the City's inventory.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton, County of Mercer, State of New Jersey, that the City of Trenton is authorized to enter into a Memorandum of Understanding with the Mercer County Building & Construction Trades Council for the direct hiring of qualified tradespersons for the rehabilitation, stabilization, and management of City-

# RESOLUTION

owned abandoned properties, substantially in the form attached hereto (Appendix A), for the purpose of implementing the pilot rehabilitation project as described; and

**BE IT FURTHER RESOLVED**, that the Mayor is authorized to execute the MOU and all necessary documents to effectuate this agreement.

MOTION:														
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

Approved as to Form and Legality

Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Factual content certified by

Maria Richardson, Business Administrator

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY OF TRENTON, COUNTY OF MERCER, NEW JERSEY, IN THE ACCEPTANCE AND SETTING FORTH MINIMUM CONDITIONS OF THE MEMORANDUM OF UNDERSTANDING (MOU) ON THE RECEIPT OF CALENDAR YEAR 2025 CAPITAL CITY AID, FOR THE MUNICIPALITY, IN THE AMOUNT OF \$10,000,000.00**

**WHEREAS**, the State Budget (P.L. 2021, c.133) appropriates \$10,000,000 in Capital City Aid for the City of Trenton, County of Mercer, New Jersey (the "Municipality"); and

**WHEREAS**, the State Budget conditions the receipt of Capital City Aid on the execution of an agreement with the Department of Community Affairs; and

**WHEREAS**, the agreement, as required by the State Budget, shall set forth the terms and conditions for the receipt of such aid to include the financial and operational oversight by the Director of the Division of Local Government Services in the Department of Community Affairs (the "Director"); and

**WHEREAS**, acceptance of the CY2025 Capital City Aid requires the execution of a Memorandum of Understanding (MOU) in the form attached hereto; and

**WHEREAS**, the MOU requires the approval of City Council, and for the Governing Body to acknowledge the MOU, States its awareness of the MOU, as well as to acknowledge its contents.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Trenton, hereby acknowledges the contents of the MOU, its terms and conditions; and

**BE IT, FURTHER, RESOLVED**, that the Mayor, Chief Administrative Officer, Council President and Municipal Clerk be and hereby are authorized to execute the Memorandum of Understanding attached here to.

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

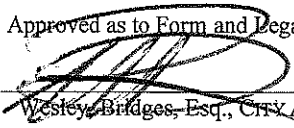
President of Council \_\_\_\_\_

City Clerk \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq., CITY ATTORNEY  
Maria Richardson, BUSINESS ADMINISTRATOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING A PREMIUM PAYMENT TO NIP SPECIALTY BROKERAGE, LLC WHO WILL THEN REMIT PAYMENT TO OBSIDIAN SPECIALTY INSURANCE COMPANY FOR GENERAL, AUTOMOBILE, LAW ENFORCEMENT AND PUBLIC OFFICIAL'S MISCELLANEOUS LIABILITY AND EXCESS LIABILITY COVERAGE IN AN AMOUNT NOT TO EXCEED \$954,000.00 FROM OCTOBER 10<sup>TH</sup>, 2025 TO OCTOBER 10<sup>TH</sup>, 2026.**

**WHEREAS**, the city of Trenton, Department of Administration has a need to pay the Property Insurance Carrier, NIP Specialty Brokerage LLC 900 Rt. 9 North Suite 503, Woodbridge, NJ 07095 for the premium amount of \$954,000.00 from October 10<sup>th</sup>, 2025, to October 10<sup>th</sup>, 2026 coverage; and

**WHEREAS**, the funds in an amount not to exceed \$954,000.00 have been certified to be available in the following account number(s) 5-01- -8070-683. (October 10<sup>th</sup>, 2025 to October 10<sup>th</sup>, 2026.)

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a premium payment to NIP Specialty Brokerage, LLC 900 Rt. 9 North Suite 503, Woodbridge, NJ 07095, who will remit payment to Obsidian Specialty Insurance Company for Excess Workers Compensation of the City of Trenton, Department of Administration for the said purposes in the manner prescribed by law.

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk



State of New Jersey  
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

CERTIFICATION OF FUNDS

I, Lynn Au, Acting Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: NIP Specialty Brokerage, LLC

Address# 1: 900 Rt. 9 North Suite 503

Address# 2:

City: Woodbridge

State: NJ

Zip Code: 07095

Purpose: Insurance

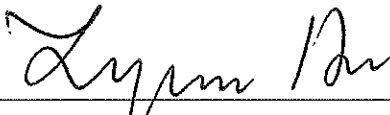
Fund: Current Fund

Account Number 5-01- -80-8070-683 (\$954,000.00)

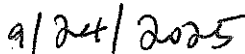
Vendor ID:

Requisition Number: -

Amount not to exceed: \$954,000.00



Acting Chief Financial Officer



Date

Approved as to Form and Legality

  
Wesley Bridges, Esq., CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by

  
Maria Richardson, BUSINESS ADMINISTRATOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING A PREMIUM PAYMENT TO CBIZ INSURANCE SERVICES, INC. D/B/A CBIZ BORDEN PERLMAN, 200 CHARLES EWING BLVD., SUITE 330, EWING, NJ 08628. WHO WILL REMIT PAYMENT TO SAFETY NATIONAL CASUALTY CORPORATION FOR EXCESS WORKER'S COMPENSATION IN AN AMOUNT NOT TO EXCEED \$502,241.00, FROM OCTOBER 10<sup>TH</sup>, 2025 TO OCTOBER 10<sup>TH</sup>, 2026.**

**WHEREAS**, the city of Trenton, Department of Administration has a need to pay the Property Insurance Carrier, CBIZ Insurance Services, Inc., d/b/a CBIZ Borden Perlman, 200 Charles Blvd., Suite 330, Ewing, NJ 08628 the premium payment amount of \$502,241.00, from October 10<sup>th</sup>, 2025 to October 10<sup>th</sup>, 2026, coverage; and

**WHEREAS**, the funds in an amount not to exceed \$502,241.00 have been certified to be available in the following account number(s) 5-01- -80-8030-688. (October 10<sup>th</sup>, 2025 to October 10<sup>th</sup>, 2026.)

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a premium payment to CBIZ Insurance Services, Inc., d/b/a CBIZ Borden Perlman 200 Charles Blvd., Suite 330, Ewing, NJ 08628 who will remit payment to Safety National Casualty Corporation for Excess Workers Compensation of the City of Trenton, Department of Administration for the said purposes in the manner prescribed by law.

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

State of Trenton  
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

CERTIFICATION OF FUNDS

I, Lynn Au, Acting Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: CBIZ Insurance Services, INC., d/b/a CBIZ Borden Perlman

Address# 1: 200 Charles Ewing Blvd.

Address# 2:

City: Ewing

State: NJ

Zip Code: 08628

Purpose: Excess Worker's Compensation

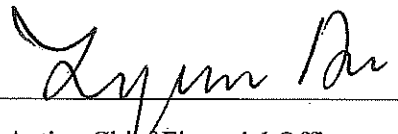
Fund: Current Fund

Account Number 5-01- -80-8030-688 (\$502,241.00)

Vendor ID:

Requisition Number: -

Amount not to exceed: \$502,241.00

  
\_\_\_\_\_  
Acting Chief Financial Officer

9/24/2025

\_\_\_\_\_  
Date

Approved as to Form and Legality

  
 Wesley Bridges, Esq., CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by

  
 CONSTANCE S. LUDDEN, TAX COLLECTOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING PAYMENT TO EDMUNDS GOVTECH TO PROVIDE  
APPLICATION SOFTWARE AND SUPPORT AND MAINTENANCE FOR THE EDMUNDS  
AND ASSOCIATES TAX COLLECTION PACKAGE, H/W PERVASIVE SQL III AND  
MCSJ/MCSAX/SBX/UA SYSTEM UPGRADES FOR \$34,375.00 FOR THE PERIOD OF ONE  
(1) YEAR FROM JANUARY 1, 2025 THRU DECEMBER 31, 2025 AS A PROFESSIONAL  
SERVICES**

**WHEREAS**, the City of Trenton Tax Collector's office has been and is currently utilizing the Edmunds & Associates Real Estate package, H/W Pervasive SQL III and MCSAX/SBS/UA Systems Upgrades; and

**WHEREAS**, funds in the amount not to exceed \$34,375.00 is available in account number 5-01- -30-3040-230.

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Trenton that EdmundsGovTech is hereby approved to support and maintain the Edmunds & Associates Real Estate package utilized in the Tax Collector's office for the year 2025 for the time period of January 1, 2025 through December 31, 2025.

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

---

CERTIFICATION OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: Edmunds & Associates, Inc.  
Address# 1: 301 Tilton Rd.  
City: Northfield  
State: NJ  
Zip Code: 09255

Purpose: Software Maintenance & Support 2025 TAX OFFICE

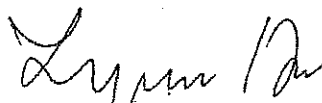
Fund: Current Fund - Tax Office

Account Numbers: 5-01- -30-3040-230

Vendor ID: EDMUN120

Requisition Number: Q5-02909

Amount not to exceed: \$34,375.00



Chief Financial Officer

8/16/2025

Date

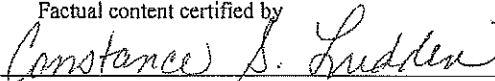
Date of Adoption \_\_\_\_\_

Approved as to Form and Legality



Wesley Bridges, Esq., CITY ATTORNEY

Factual content certified by



Constance S. Ludden, TAX COLLECTOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY OF TRENTON  
TO EXTEND THE FORECLOSURE WINDOW ON BLOCK 9405, LOT 3**

**WHEREAS**, on 10/19/23 Resolution 23-485 authorized a restricted assignment of tax sale certificate #17-02674 on a property known as 1219 Martin Luther King Jr. Blvd. in accordance with N.J.S.A. 54:5-114; and

**WHEREAS**, said assignment was awarded to BH Tech Co Enterprises, 990 Spruce St-Suite 101, Lawrence, NJ 08648; and

**WHEREAS**, said assignment restricted the foreclosure window to 2 years; and

**WHEREAS**, the owner of block 9405, lot 3, a.k.a. 1219 Martin Luther King Jr. Blvd, Jasper Reaves filed a bankruptcy action which halted all foreclosure action, preventing the lien holder from proceeding; and

**WHEREAS**, Deborah Feldstein, attorney for the lien holder has requested an extension of the 2-year foreclosure window due to the bankruptcy filing; and

**WHEREAS**, the Tax Collector does hereby agree and recommends an extension through 9/30/2027 allowing the lien holder to proceed with the foreclosure action and obtain final judgment on or before 9/30/2027.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Trenton, County of Mercer, State of New Jersey hereby confirms the extension of the foreclosure window thru 9/30/2027 and the records of the Tax Collector be hereby updated to reflect same.

MOTION:					SECON									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

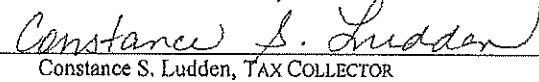
\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by


  
Wesley Bridges, Esq., CITY ATTORNEY


  
Constance S. Ludden, TAX COLLECTOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY OF TRENTON  
TO ISSUE 6 TAX REFUNDS TOTALING \$66,897.92**

**WHEREAS**, various tax payments have been made on various tax accounts which are detailed on the listing below; and

**WHEREAS**, said payments were applied to the various tax accounts listed per the remitters at the direction of the Tax Collector's office; and

**WHEREAS**, it has been discovered that said payments have resulted in overpayments; and

**WHEREAS**, refunds have been requested by the remitters and are recommended by the Tax Collector.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Trenton, County of Mercer, State of New Jersey hereby directs tax refunds on 6 accounts totaling \$66,897.92 to be processed by the Tax Collector.

BLOCK	LOT	PROPERTY LOCATION	AMOUNT	REFUND TO	REASON
6603	33	9-11 Sweets Ave.	\$997.77	Scooter Group LLC	Duplicate Payment
8504	13	115 Burton Ave.	\$811.34	Extra Property Management	Duplicate Payment
8603	18	32 W Ingham Ave.	\$719.64	FIG 20, LLC FBO SEC PTY	Erroneous Pymt
14103	13	7 McKinley Ave.	\$815.90	FIG 20, LLC FBO SEC PTY	Erroneous Pymt
18502	1	73 Barnt Ave.	\$728.28	DMS	Erroneous Pymt
21401	19	48 Poplar St.	\$62,824.99	Alan Strelcher	Per Court Order

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

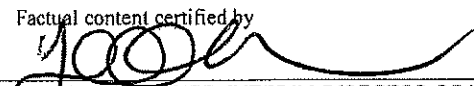
# RESOLUTION No. 25-367

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, ESQ. CITY ATTORNEY

Factual content certified by

  
YOLANDA VAZQUEZ, INTERIM DIRECTOR OF HOUSING AND ECONOMIC DEVELOPMENT

Councilman/woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AWARDING A COMPETITIVE CONTRACTING REQUEST FOR PROPOSAL THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20.4 ET SEQ TO ISLES, INC. FOR MANAGEMENT SERVICES FOR THE NEIGHBORHOOD PRESERVATION PROGRAM FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT FOR A PERIOD OF THREE (3) YEARS FROM DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$150,000.00 EACH YEAR – CC2025-09**

**WHEREAS**, the City of Trenton, Department of Housing and Economic Development, has a need for Management Services for the Neighborhood Preservation Program for a period of three (3) years; and

**WHEREAS**, a request for competitive contracting request for proposal was advertised in accordance with N.J.S.A. 40A:11-4.1 through 4.5 et seq, and one (1) proposal was received on July 22, 2025 at 11:00am in the Division of Purchasing; by the Purchasing Agent and was evaluated by the evaluation committee based on criteria that included, experience, understanding of requirements and cost; and

**WHEREAS**, the proposal of Isles Inc., 10 Wood Street, Trenton NJ 08618, was deemed to have the necessary qualifications and expertise for the performance of the services at the rates budgeted; and

**WHEREAS**, funds in an amount not to exceed \$150,000.00 each year are available in account numbers: G-SS-25-60-125B-290 (\$125,000.00) provided by DCA, G-SS-25-760-125B-290 (\$25,000.00) City matching funds. This contract shall be awarded from date of award for a period of three (3) years contingent upon the temporary and final adoption of CY 26 and CY 27; and

PURCHASING



**NOW THEREFORE IT IS RESOLVED**, by the City Council of Trenton that the Mayor is hereby authorized to execute a contract with Isles Inc., 10 Wood Street, Trenton NJ 08618 in an amount not to exceed \$150,000.00 each year for Management Services for the Neighborhood Preservation Program for a period of three (3) years for the City of Trenton, Department of Housing and Economic Development for the said purposes in the manner prescribed by law;

1. This contract is awarded pursuant to the authority set forth in the Local Public Contracts Law at N.J.S.A. 40A:11-5.
2. A Notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

MOTION:						SECOND									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

**CITY OF TRENTON  
DEPARTMENT OF FINANCE**

---

**CERTIFICATION OF FUNDS**

I, Lynn Au, ~~Acting~~ Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with

Vendor Name: Isles  
Address: 10 Wood Street  
City/State/Zip code: Trenton, NJ 08618

Purpose: To provide services according to the NPP guidelines

Fund:

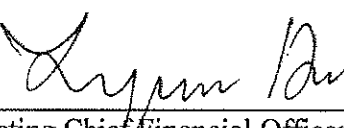
Account Numbers:	Year One	\$125,000 from DCA	G-SS-25-60-125B-290
	Year One	\$25,000 City matching funds	G-SS-25-60-125B-290
	Year Two	\$125,000 from DCA	TBA
	Year Two	\$25,000 City matching funds	TBA
	Year Three	\$125,000 from DCA	TBA
	Year Three	\$25,000 City matching funds	TBA

✓  
OK  
8/20  
7/28/25

Vendor ID: Isles005

Requisition Number: TBD

Amount not to exceed:	Year One	\$125,000 from DCA
	Year One	\$25,000 City matching funds
	Year Two	\$125,000 from DCA
	Year Two	\$25,000 City matching funds
	Year Three	\$125,000 from DCA
	Year Three	\$25,000 City matching funds

  
\_\_\_\_\_  
Acting Chief Financial Officer

7/24/2025  
\_\_\_\_\_  
Date

Approved as to Form and Legality

Wesley Bridges, ESQ. CITY ATTORNEY

Date of Adoption \_\_\_\_\_

Factual content certified by

Paul Harris, Interim Director, Recreation, Natural Resources &amp; Culture

Councilman/woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION AUTHORIZING THE APPROVAL OF QUALIFICATIONS FOR THE FOLLOWING FIRMS FOR THE REHABILITATION WORK FOR THE ROEBLING MACHINE SHOP, DEL VALLEY PROPERTIES, DBA DVP CONSTRUCTION GROUP, HALL CONSTRUCTION CO, MERRELL & GARGUSO, INC, AND JOSEPH A. NATOLI CONSTRUCTION CORP. – RFQ2025-01**

**WHEREAS**, the City of Trenton adopted prequalification regulations in connection with bids for the Rehabilitation of the Roebling Machine Shop in RFQ2025-01;

**WHEREAS**, Pursuant to the Local Public Contract Law process to pre-qualify vendors, the City of Trenton has taken the necessary steps to pre-qualify the below listed vendors for RFQ 2025-01 Rehabilitation of the Roebling Machine Shop for the Division of Recreation, Natural Resources and Culture and have met the Qualification Statement. The following vendors will be permitted to receive bid documents and submit proposals to complete the specified work:

1. Del Valley Properties, DBA DVP Construction Group
2. Hall Construction Co., Inc.
3. Merrell & Garguso, Inc.
4. Joseph A. Natoli Construction Corp.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton, State of New Jersey that the Mayor is hereby authorized to pre-qualify the mentioned vendors for the said purposes in the manner prescribed by law.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

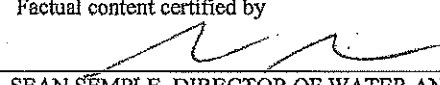
\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

  
SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION EXTENDING THE CONTRACT TO SECURANCE CONSULTING LLC  
FOR IMPLEMENTATION OF CYBERSECURITY PROGRAM FOR TRENTON WATER  
WORKS FOR FOUR (4) MONTHS AND INCREASING THE CONTRACT AMOUNT BY  
\$30,500.00**

**WHEREAS**, the Municipal Council adopted resolution 2024-323, on August 1, 2024, awarding a contract to Securance Consulting LLC City for the Implementation of Cybersecurity Program for the City of Trenton, Department of Water and Sewer, Trenton Water Works in an amount not to exceed \$300,000.00 for a period of one (1) year from the date of award; and

**WHEREAS**, a request for proposal (RFP2024-08) was advertised, and seven (7) sealed proposals were received on April 11, 2024 at 11:00AM, by the Purchasing Agent and were evaluated by a committee based on criteria that included experience, understanding of requirements and cost; and

**WHEREAS**, the proposal of Securance Consulting LLC, 13916 Monroes Business Park, Suite 102, Tampa, Florida 33635 was deemed to have the necessary qualifications and expertise for the performance of the services at the rates budgeted; and

**WHEREAS**, when the RFP was approved there was a reasonable anticipation and contemplation that an upgrade to the Supervisory Control and Data Acquisition system (SCADA) would be completed; and

**WHEREAS**, a bid for the SCADA upgrade has been prepared and advertised but more time will continue to expire during the bid and award process; and

**WHEREAS**, it has been determined that the upgrade to the SCADA system will not be completed by August 20, 2025 (the expiration of the original award); and

**WHEREAS**, Securance Consulting LLC, during the existing contract, conducted training on awareness of threats to OT network technologies and training to Trenton Water Works, administration, managers and supervisors on "How To Report" security threats, and it will extend training to all operators and coordinate training of City employees with City of Trenton's IT department; and

**WHEREAS**, Securance Consulting LLC has performed a 2024 risk assessment but during the extension period will perform a 2025 risk assessment (\$26,000.00) and will perform and complete the required biannual cybersecurity tabletop exercise (\$4,500.00); and

# RESOLUTION

Page 2

**WHEREAS**, Securance Consulting LLC will provide a 2025 certification of cybersecurity; and

**WHEREAS**, Trenton Water Works is preparing to advertise a new bid for calendar year 2026;  
and

**WHEREAS**, this approval would increase the amount not to exceed from \$300,000.00 to \$330,500.00.

**WHEREAS**, funds in an amount not to exceed \$300,000.00 (at a hourly rate \$140.00) were - certified in 2024 to be available in the following account number: 4-05-55-5501-899 for a period of one (1) year from date of award; and

**WHEREAS**, funds in the amount not to exceed \$30,500 is certified to be available in the following account number 5-05-55-5501-899-014 for a period of four months; and

**NOW, THEREFORE IT IS RESOLVED**, by the City Council of the City of Trenton, as follows:

1. The Purchasing Agent is hereby authorized to extend for four months the contract with Securance Consulting LLC, 13916 Monroes Business Park, Suite 102, Tampa, Florida 33635 for Implementation of Cybersecurity Program; and increase the contract amount by \$30,500.00 which increases the not to exceed amount from \$300,000.00 to \$330,500. and
2. This contract is awarded pursuant to the authority set forth in the Local Public Contracts Law at N.J.S.A. 40A:11-05.
3. A Notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

MOTION:					SECON D:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA					WILLIAMS									
KETTENBURG														

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

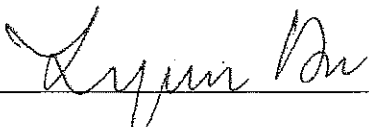
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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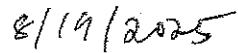
CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Securance Consulting, LLC  
Address: 13916 Monroes Business Park, Suite 102  
City/State/Zip: Tampa, FL 33635  
Purpose: Cost Increase for the Implementation of Cyber Security Program  
for Trenton Water Works.  
Fund: Operating  
Account Number: 05-05- -55-5501-899-014  
Vendor ID: SECUR004  
Requisition Number: Q5-04634  
Amount not to exceed: \$30,500.00

  
\_\_\_\_\_  
Chief Financial Officer

OK, BOT

  
\_\_\_\_\_  
Date


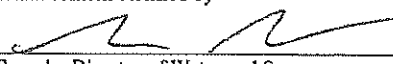
DCA/DLGS Waiver No. \_\_\_\_\_ (If Applicable)

**RESOLUTION**No. **25-370**

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley Bridges, Esq., City ATTORNEY  
Seam Semple, Director of Water and Sewer

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION REJECTING A BID RECEIVED FOR THE FURNISHING AND DELIVERY  
OF LABORATORY BACTERIOLOGICAL SUPPLIES, FOR A PERIOD OF  
ONE (1) YEAR WITH AN OPTION TO EXTEND ONE (1) ADDITIONAL YEAR FOR  
THE CITY OF TRENTON, DEPARTMENT OF WATER AND SEWER,  
TRENTON WATER WORKS, WATER FILTRATION PLANT- BID2025-69**

**WHEREAS**, one (1) sealed bid was received on July 23, 2025, at 11:00 am by the Purchasing Agent in the Division of Purchasing; for the Furnishing and Delivery of Laboratory and Bacteriological Supplies for a period of one (1) year with an option to extend one (1) year for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

**WHEREAS**, the sole bid was received from IDEXX Distribution, Inc., One Idexx Drive, Westbrook, ME 04092, in an amount of \$64,895.53; and

**WHEREAS**, Laboratory and Bacteriological Supplies were previously advertised for the calendar year 2025, (BID2025-09), which fell under the threshold and was awarded through a Purchase Order in an amount of \$43,659.49; and

**WHEREAS**, pursuant to N.J.S.A 40A:11-13.2(d) allows the City of Trenton, Department of Water and Sewer to reject bids when the contracting unit wants to substantially revise the specifications for the goods or services. It is in the best interest of the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant to reject the bid received and re-advertise the procurement process.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_


\_\_\_\_\_  
President of the Council\_\_\_\_\_  
City Clerk\_\_\_\_\_  
PURCHASING

RESOLUTION No. 25-371

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW  
SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO MACK MECHANICAL, LLC TO PROVIDE HVAC SYSTEMS MAINTENANCE FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS DISTRIBUTION COMPLEX FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$72,750.00 WITH THE OPTION TO EXTEND ONE (1) YEAR – BID2025-73**

**WHEREAS**, one (1) sealed bid was received in the Division of Purchasing on July 30, 2025, at 11:00 am, by the Purchasing Agent to provide HVAC Systems Maintenance for the City of Trenton, Department of Water and Sewer, Trenton Water Works Distribution Complex; and

**WHEREAS**, the sole bidder, Mack Mechanical, LLC, 10 Congress Circle, Medford, NJ 08055, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$72,750.00 have been certified to be available in the following account number: 5-05- -55-5501-866-009. This contract shall be awarded for a period of one (1) year from the date of award with the option to extend one (1) additional year in an amount not to exceed \$72,750.00 contingent upon the temporary and final adoption of CY'26 budget using account number 6-05- -55-5501-866-009; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Mack Mechanical, LLC, 10 Congress Circle, Medford, NJ 08055, to provide HVAC Systems Maintenance for the City of Trenton, Department of Water and Sewer, Trenton Water Works Distribution Complex for a period of one (1) year in an amount not to exceed \$72,750.00 from the date of award for the said purposes in the manner prescribed by law.

MOTION:						SECOND									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

PURCHASING



**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Mack Mechanical, LLC  
Address: 10 Congress Circle  
City/State/Zip: Medford, NJ 08055  
Purpose: CY'2025 Heating Ventilation & Air Conditioning (HVAC) System  
Bid No. 2025-73.  
Fund: Operating  
Account Number: 05-05- -55-5501-866-009 (\$72,750.00)  
06-05- -55-5501-866-009 (\$72,750.00)  
Vendor ID: MACKM005  
Requisition Number: Q5-05499  
Amount not to exceed: \$ 72,750.00

  
\_\_\_\_\_  
Chief Financial Officer

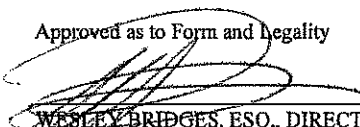
9/2/2025  
\_\_\_\_\_  
Date

RESOLUTION No. 25-372

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW  
SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO FERGUSON WATER WORKS, FOR THE FURNISHING AND DELIVERY OF FULL CIRCLE BANDS, COUPLINGS AND TAPPED OUT SLEEVES TO TRENTON WATER WORKS CORTLAND STREET YARD FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD IN AN AMOUNT NOT TO EXCEED \$84,857.91 – BID2025-64**

**WHEREAS**, two (2) sealed bids were received in the Division of Purchasing on July 16, 2025, at 11:00 am, by the Purchasing Agent for the Furnishing and Delivery of Full Circle Bands, Couplings and Tapped Out Sleeves to Trenton Water Works Cortland Street Yard for the City of Trenton, Department of Water and Sewer, Trenton Water Works; and

**WHEREAS**, the low bid of Ferguson Waterworks, 507 Oak Glen Road, Howell, New Jersey 07731, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$84,857.91 have been certified to be available in the following account number: 5-05-55-5504-835-002. This contract shall be awarded for a period of one (1) year from the date of award; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Ferguson Waterworks, 507 Oak Glen Road, Howell, New Jersey 07731, for the Furnishing and Delivery of Full Circle Bands, Couplings and Tapped Out Sleeves to Trenton Water Works Cortland Street Yard for the City of Trenton, Department of Water and Sewer, Trenton Water Works for a period of one (1) year in an amount not to exceed \$84,857.91 from the date of award for the said purposes in the manner prescribed by law.

MOTION:					SECOND										
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

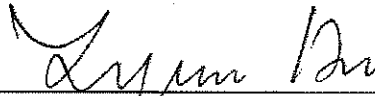
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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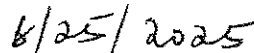
CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: FERGUSON WATERWORKS  
Address: 507 Oak Glen Road  
City: Howell  
State: New Jersey  
Zip Code: 07731  
PURPOSE: Furnish and Delivery Full Circle Bands, Couplings & Tapped Out Sleeves  
BID2025-64  
REQ: Q5-04680  
TOTAL: \$84,857.91  
Fund: OPERATING  
Account Number: 5-05-55-5504-835-002  
Vendor ID: FERGU015

  
\_\_\_\_\_  
Chief Financial Officer

OK, BT

  
\_\_\_\_\_  
Date

# RESOLUTION No. 25 - 373

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO ROMAN E&G CORPORATION FOR LEAD SERVICE LINE REPLACEMENT PROGRAM PHASE 3 FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS FOR A PERIOD OF THREE HUNDRED THIRTY (330) CALENDAR DAYS FROM "NOTICE TO PROCEED" IN AN AMOUNT NOT TO EXCEED \$2,888,933.00 – BID2025-32**

**WHEREAS**, six (6) sealed bids were received in the Division of Purchasing on August 1, 2025, at 11:00 am, by the Purchasing Agent for Lead Service Line Replacement Program Phase 3 for the City of Trenton, Department of Water and Sewer, Trenton Water Works; and

**WHEREAS**, This contract is for construction work of Phase 3 of TWW's Lead Service Line Replacement Program (LSLRP). The anticipated will replace approximately 600 lead service lines in the City of Trenton. TWW has received a \$5.53M grant from EPA to remove lead service lines in three areas of Trenton. The cost of this construction work is covered by the grant award. Invoices will be drawn down using the EPA's Automated Standard Application Payments (ASAP) electronically; and

**WHEREAS**, the lowest bidder, Roman E&G Corporation, 14 Ogden Street, Newark, NJ 07104, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$2,888,933.00 have been certified to be available in the following account number: C-06-FP-55-023H-390. This contract shall be awarded for a period of three hundred thirty (330) calendar days from "Notice To Proceed"; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Roman E&G Corporation, 14 Ogden Street, Newark, NJ 07104, for Lead Service Line Replacement Program Phase 3 for the City of Trenton, Department of Water and Sewer, Trenton Water Works for a period of three hundred thirty (330) calendar days from "Notice To Proceed" in an amount not to exceed \$2,888,933.00 from the date of award for the said purposes in the manner prescribed by law.

MOTION:						SECOND									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA					WILLIAMS										
KETTENBURG															

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

PURCHASING


**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: ROMAN E&G CORPORATION  
Address: 14 Ogden Street  
City: Newark  
State: NJ  
Zip Code: 07104  
PURPOSE: Lead Service Line Replacement Program Phase 3  
REQ: Q5-05502  
TOTAL: \$2,888,933.00  
Fund: EPA GRANT  
Account Number: C-06-FF-55-023H-390  
Vendor ID: ROMAN022

  
\_\_\_\_\_  
Chief Financial Officer

9/5/2025  
\_\_\_\_\_  
Date

# RESOLUTION

**25-374**

No.

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

WESLEY BRIDGES, ESQ. DIRECTOR OF LAW

SEAN SEMPLE, DIRECTOR OF WATER & SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION EXERCISING THE OPTION TO EXTEND THE CONTRACT TO ATLANTIC COAST POLYMER, INC. FOR THE FURNISHING AND DELIVERY OF SLUDGE BLANKET POLYMER FOR THE DEPARTMENT OF WATER AND SEWER, WATER FILTRATION PLANT FOR AN ADDITIONAL ONE (1) YEAR FROM SEPTEMBER 6, 2025, TO SEPTEMBER 5, 2026 IN AN AMOUNT NOT TO EXCEED \$232,700.00 (\$895.00/PER DRUM, 260 DRUMS) - BID2024-36**

**WHEREAS**, on September 5, 2024, Resolution No. 24-381 awarded a contract to Atlantic Coast Polymer, Inc., 224 Commercial Blvd., Suite 204, Lauderdale-By-The-Sea, FL 33308 for the Furnishing and Delivery of Sludge Blanket Polymer in an amount not to exceed \$227,500.00 (\$875.00/per drum, 260 drums) for a period of one (1) year with an option to extend the contract for an additional one (1) year in an amount not to exceed \$232,700.00 (\$895.00/per drum, 260 drums) for the City of Trenton, Department of Water and Sewer, Water Filtration Plant; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-15 provides that service contracts may be extended for no more than (1) one two-year or (2) two one-year extensions; and

**WHEREAS**, The City of Trenton, Department of Water and Sewer, Water Filtration Plant, has determined that Atlantic Coast Polymer, Inc., 224 Commercial Blvd., Suite 204, Lauderdale-By-The-Sea, FL 33308 has provided the Furnishing and Delivery of Sludge Blanket Polymer for the City of Trenton in a satisfactory manner, and it is in the best interest of the city to exercise the option to extend the contract for an additional one (1) year from September 6, 2025, to September 5, 2026; and

**WHEREAS**, funds in an amount not to exceed \$232,700.00 (\$895.00/per drum, 260 drums) have been certified to be available in the following account number: 05-05- -55-5506-821-008. The City of Trenton shall exercise the option to extend this contract from September 6, 2025, to September 5, 2026.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to exercise the option to extend the contract for an additional one (1) year from September 6, 2025, to September 5, 2026, awarded to Atlantic Coast Polymer, Inc., 224 Commercial Blvd., Suite 204, Lauderdale-By-The-Sea, FL 33308 for the Furnishing and Delivery of Sludge Blanket Polymer for the City of Trenton, Department of Water and Sewer, Water Filtration Plant for the said purpose in the manner prescribed by law.

MOTION:														
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

PURCHASING

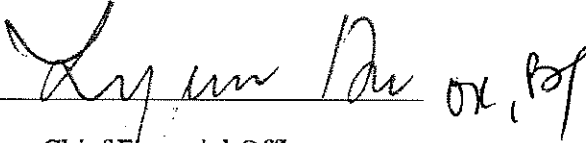
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

---

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Atlantic Coast Polymers, Inc.  
Address: 224 Commercial Blvd, Suite 204  
City/State/Zip: Lauderdale-By-The-Sea, FL 33308-4443  
Purpose: CY'2025 Furnish and Delivery of Sludge Blanket Polymer  
Contract Extension, Bid No. 2024-36.  
Fund: Operating  
Account Number: 5-05- -55-5506-821-008  
Vendor ID: ATLAN011  
Requisition Number: Q5-05847  
Amount not to exceed: \$ 232,700.00 (\$895.00/per drum)

  
\_\_\_\_\_  
Chief Financial Officer

9/15/2025  
\_\_\_\_\_  
Date

**RESOLUTION** No. **25 - 375**

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW  
SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION REJECTING PROPOSAL RECEIVED FOR  
PROFESSIONAL SERVICES OPERATIONS FOR THE DEPARTMENT OF  
WATER AND SEWER, TRENTON WATER WORKS – RFP 2025-23**

**WHEREAS**, one (1) sealed proposal was received on September 3, 2025, at 11:00 am by the Purchasing Agent in the Division of Purchasing for Professional Services Operations for the City of Trenton, Department of Water and Sewer, Trenton Water Works; and

**WHEREAS**, the proposal received from Operations Services, Inc, 10281 Old US 27S, Gaylord, MI 49735, in an amount of \$6,604,000.00, exceeds the cost estimate for the required Request for Proposal; and

**WHEREAS**, pursuant to Local Public Contract Law N.J.S.A. 40A:11-13.2 (a) it allows the City of Trenton, Department of Water and Sewer, Trenton Water Works to reject proposal received substantially exceeds the proposal cost estimate for the required proposal. It is in the best interest of the City of Trenton to reject the proposal received.

**NOW, THEREFORE, IT IS RESOLVED** by the City Council of Trenton that the proposal received to be rejected to revise the scope of services and the Division of Purchasing will re-advertise the procurement process.

MOTION:					SECOND										
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council\_\_\_\_\_  
City Clerk

PURCHASING



# RESOLUTION No. 25-376

Date of Adoption \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, ESQ., DIRECTOR OF LAW

  
SEAN SEMPLE, DIRECTOR OF WATER AND SEWER

Councilman /woman \_\_\_\_\_ presents the following Resolution:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO HAMILTON AUTO CLINIC, LLC, FOR THE FURNISHING AND DELIVERY OF LIGHT DUTY VEHICLE REPAIRS, PARTS, MAINTENANCE AND COLLISION REPAIRS ON AN AS NEEDED BASIS FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS DISTRIBUTION OFFICE FOR A PERIOD OF ONE (1) YEAR AWARD IN AN AMOUNT NOT TO EXCEED \$150,000.00 WITH AN OPTION TO EXTEND THE CONTRACT FOR AN ADDITIONAL ONE (1) YEAR BID2025-63**

**WHEREAS**, two (2) sealed bids were received in the Division of Purchasing on July 15, 2025, at 11:00 am, by the Purchasing Agent for the Furnishing and Delivery of Light Duty Vehicle Repairs, Parts, Maintenance and Collision Repairs on an as needed basis for the City of Trenton, Department of Water and Sewer, Trenton Water Works Distribution Office for a period of one (1) year with the option to extend one (1) additional year; and

**WHEREAS**, the low bid of Hamilton Auto Clinic, LLC, 1405 Kuser Road, Hamilton, NJ 08619, is made pursuant to the advertisement, be and is hereby accepted, as the lowest, responsible, responsive bidder complying with terms and specifications on file in the Division of Purchasing; and

**WHEREAS**, funds in an amount not to exceed \$150,000.00 have been certified to be available in the following account number: 5-05-55-5504-839-001. This contract shall be awarded for a period of one (1) year from the date of award with the option to extend one (1) additional year in an amount not to exceed \$150,000.00) contingent upon the temporary and final adoption of CY'26; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with Hamilton Auto Clinic, LLC, 1405 Kuser Road, Hamilton, NJ 08619, for the Furnishing and Delivery of Light Duty Vehicle Repairs, Parts, Maintenance and Collision Repairs on an as needed basis for the City of Trenton, Department of Water and Sewer, Trenton Water Works Distribution Office for a period of one (1) year in an amount not to exceed \$150,000.00 from the date of award with the option to extend one (1) additional year for the said purposes in the manner prescribed by law.

MOTION:						SECOND									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent			Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ					
FELICIANO					HARRISON										
FIGUEROA KETTENBURG					WILLIAMS										

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

PURCHASING

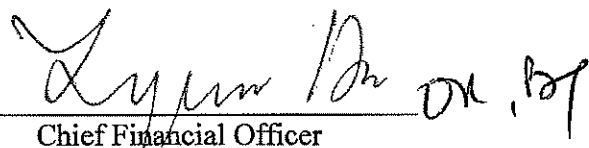
**CITY OF TRENTON**  
**DEPARTMENT OF FINANCE**

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CERTIFICATION OF AVAILABILITY OF FUNDS

I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now sufficient funds to Contract with:

Vendor Name: HAMILTON AUTO CLINIC LLC  
Address: 1405 Kuser Road  
City: Hamilton  
State: New Jersey  
Zip Code: 08619  
PURPOSE: Furnish & Delivery of Light Duty Vehicle Repairs, Parts, Maintenance & Collision Repairs for TWW Vehicles BID2025-63 For One Year With Option to Extend for One Additional Year  
REQ: Q5-05705  
TOTAL: \$150,000.00  
Fund: Operating  
Account Number: 5-05-55-5504-839-001 (\$150,000.00) CY25  
6-05-55-5504-839-001 (\$150,000.00) CY26  
Vendor ID: HAMIL138

  
\_\_\_\_\_  
Chief Financial Officer

9/11/2025  
\_\_\_\_\_  
Date

Approved as to Form and Legality

Wesley, Bridges, Esq., CITY ATTORNEY

COUNCILMAN / WOMAN \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Factual content certified by

Seam Sample, Director of Water and Sewer

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: \_\_\_\_\_

**RESOLUTION REJECTING BIDS RECEIVED TO REMOVE,  
SUPPLY, AND INSTALL CHECK VALVE FOR RAW WATER  
PUMP #3 FOR A PERIOD OF ONE (1) YEAR FOR THE CITY OF  
TRENTON, DEPARTMENT OF WATER AND SEWER,  
TRENTON WATER WORKS, WATER FILTRATION PLANT  
BID2025-71**

**WHEREAS**, two (2) sealed bids were received on July 24, 2025, at 11:00 am by the Purchasing Agent in the Division of Purchasing; to Remove, Supply, and Install Check Valve for Raw Water Pump #3 for a period of one (1) year the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

**WHEREAS**, the bids received from A.C Schultes, Inc., 664 South Evergreen Ave, Woodbury Heights, NJ 08097 in an amount of \$297,000.00 and Municipal Maintenance CO., 1352 Taylor Lane, Cinnaminson, NJ 08077, in an amount of \$315,500.00 exceed the cost estimates for the required goods and services; and

**WHEREAS**, pursuant to N.J.S.A 40A:11-13.2(a) allows the City of Trenton, Department of Water and Sewer to reject bids when the lowest bid substantially exceeds the cost estimates for the required goods and services. It is in the best interest of the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant to reject the bids received and re-advertise the procurement process.

MOTION:					SECOND:									
	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS					FRISBY					GONZALEZ				
FELICIANO					HARRISON									
FIGUEROA KETTENBURG					WILLIAMS									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of the Council\_\_\_\_\_  
City Clerk\_\_\_\_\_  
PURCHASING

# ORDINANCE

No. 25-111

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_


2<sup>nd</sup> Reading & Passage \_\_\_\_\_

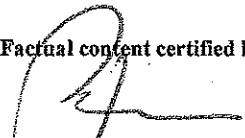
Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, CITY ATTORNEY

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 29, 31 & 33 GARFIELD AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 26804, LOT/S 22, 21 & 20, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO G  
CONSTRUCTION CONTRACTORS LLC FOR THE SALE PRICE OF TWELVE THOUSAND  
(\$12,000.00) DOLLARS**

WHEREAS, there is within the City of Trenton certain city-owned real property located at 29, 31 & 33 Garfield Avenue, designated as Block 26804, Lot/s 22, 21 & 20 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

WHEREAS, the Properties are small vacant narrow contiguous strips of land that have been unused and city owned since July/2021, do not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, does not allow for any other viable use other than a side lot for the contiguous property; and

WHEREAS, the City of Trenton (the "City"), pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized, vacant, city-owned property to the contiguous property owner for the fair market value, which may be negotiated when there is only one contiguous owner; and

WHEREAS, G Construction Contractors LLC, the contiguous property owner at 35 Garfield Avenue (hereinafter, the "Purchaser"), submitted an application to purchase the Properties for the stated purpose of merging the lots and constructing new single-family units; and

WHEREAS, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of Four Thousand (\$4,000.00) Dollars per lot totaling Twelve Thousand (\$12,000.00) Dollars, which the City deems reasonable based upon the size, location, merger requirements and condition of the Property, and the fact that the Property would be returned to the tax rolls.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as set forth at length herewith.
2. Pursuant to N.J.S.A. 40A: 12-13(b)(5), the City is authorized to convey 29, 31 & 33 Garfield Avenue, designated as Block 26804, Lot/s 22, 21 & 20 at private sale to Purchaser, G Construction Contractors LLC for Twelve Thousand (\$12,000.00) Dollars.
3. The City Clerk is hereby directed to publish the Ordinance as required by applicable law.

This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and shall be filed in the Office of the City Clerk in accordance with applicable

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:	ADOPTION				MOTION:	SECOND:			
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION				
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB	
EDWARDS									FRISBY					GONZALEZ				
FELICIANO									HARRISON									
FIGUEROA KETTENBURG									WILLIAMS									
NV - NO VOTE                      AB - ABSENT																		

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

\_\_\_\_\_ APPROVED  
 Mayor  
 \_\_\_\_\_ REJECTED  
 Reconsidered by Council - Override Vote

\_\_\_\_\_ President of Council  
 \_\_\_\_\_ City Clerk

# ORDINANCE

No. **25-112**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN 106 NORTH STOCKTON STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 7203, LOT 7 PURSUANT TO N.J.S.A. 40A:12-13(c), TO KAA REAL ESTATE LLC FOR  
THE SALE PRICE OF FIFTY THOUSAND (\$50,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located 106 North Stockton Street, designated as Block 7203, Lot 7 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, KAA Real Estate LLC (the "Applicant") purposes to purchase and redevelop Block 7203, Lot 7 commonly known as 106 North Stockton Street (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Fifty Thousand Dollars (\$50,000.00 the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to sell the Property to first time homebuyer and/or owner occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. KAA Real Estate LLC., is hereby designated as Redeveloper for certain city-owned properties identified on the City's tax map as Block 7203, Lot 7 commonly known as 106 North Stockton Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:	ADOPTION				MOTION:	SECOND:			
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION				
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB	
EDWARDS									FRISBY									GONZALEZ
FELICIANO									HARRISON									
FIGUEROA KETTENBURG									WILLIAMS									
NV - NO VOTE				AB - ABSENT														

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED

REJECTED

Reconsidered by Council – Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. **25-113**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

*[Signature]*  
Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

*[Signature]*  
Factual content certified by

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN 47, 49 AND 53 WALL STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 1301, LOT/S 29, 30 & 31, PURSUANT TO N.J.S.A. 40A:12-13(c), TO ELDA J.  
SANDOVAL FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located 47, 49 (side-lot) and 53 Wall Street, designated as Block 1301, Lot/s 29, 30 & 31 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Elda J. Sandoval (the "Applicant") who is a City of Trenton resident and current city employee purposes to purchase and redevelop Block 1301, Lot/s 29, 30 & 31 commonly known as 47, 49 (side-lot) and 53 Wall Street (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay the following for each property; 47 Wall Street for \$5,000.00, 49 Wall Street (side-lot) for 5,000.00, 53 Wall Street for \$5,000.00 totaling Fifteen Thousand (\$15,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in one residential unit while immediate family (son) will occupy the other residential unit. The side-lot will be merged/consolidated; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.



# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Elda J Sandoval, is hereby designated as Redeveloper for certain city-owned properties identified on the City's tax map as Block 1301, Lot/s 29, 30 & 31, commonly known as 47, 49 (side-lot) & 53 Wall Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:									ADOPTION	MOTION:				SECOND:			
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS									FRISBY									GONZALEZ								
FELICIANO									HARRISON																	
FIGUEROA KETTENBURG									WILLIAMS																	
NV - NO VOTE				AB - ABSENT																						

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED

REJECTED

Reconsidered by Council - Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-114

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

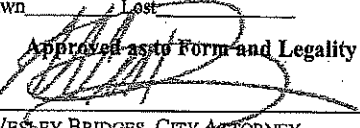
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

  
Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

  
Factual content certified by

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 33, 43 & 57-59 POPLAR STREET, AND IDENTIFIED ON THE CITY  
TAXMAP, BLOCK 21403, LOT/S 35, 40 & 1, PURSUANT TO N.J.S.A. 40A:12-13(c), TO JAXON  
PROPERTIES LLC FOR THE SALE PRICE OF FORTY THOUSAND (\$40,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 33, 43 & 57-59 Poplar Street, designated as Block 21403, Lot/s 35, 40 & 1 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Jaxon Properties LLC (the "Applicant") purposes to purchase and redevelop Block 21403, Lot/s 35, 40 & 1 commonly known as 33, 43 & 57-59 Poplar Street, (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay the following for each property; 33 Polar Street for \$10,000.00, 43 Poplar Street for \$10,000.00 and 57-59 Poplar Street for \$20,000.00, totaling Forty Thousand (\$40,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential Properties and sell to first time homebuyers and/or owner occupants; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Jaxon Properties LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 21403, Lot/s 35, 40 & 1, commonly known as 33, 43 & 57-59 Poplar Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:				
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS									FRISBY									GONZALEZ								
FELICIANO									HARRISON																	
FIGUEROA KETTENBURG									WILLIAMS																	
NV - NO VOTE				AB - ARSENT																						

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE Mayor NAY	APPROVED  REJECTED	Reconsidered by Council - Override Vote
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\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-115

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

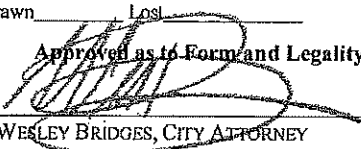
2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
WESLEY BRIDGES, CITY ATTORNEY

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 8 NORTH STOCKTON STREET, 7-9 MERCHANT STREET AND 8-REAR  
NORTH STOCKTON STREET, IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 608, LOT/S 15, 17 & 19, PURSUANT TO N.J.S.A. 40A:12-13(c), TO AHG REALTY 2  
LLC FOR THE SALE PRICE OF TEN THOUSAND FIVE HUNDRED (\$10,500.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 8 North Stockton Street, 7-9 Merchant Street and 8-Rear North Stockton Street, designated as Block 608, Lot/s 15, 17 & 19, on the City of Trenton Tax Map (hereinafter, the "**Properties**"); and

**WHEREAS**, AHG Realty 2 LLC (the "**Applicant**") purposes to purchase and redevelop Block 608, Lot/s 15, 17 & 19, commonly known as 8 North Stockton Street, 7-9 Merchant Street and 8-Rear North Stockton Street (the "**Properties**"); and

**WHEREAS**, the Applicant proposes to pay the following for each property; 8 North Stockton Street for \$3,500.00, 7-9 Merchant Street for \$3,500.00, 8-Rear North Stockton Street for \$3,500.00, totaling Ten Thousand Five Hundred (\$10,500.00) Dollars, (the "**Purchase Price**"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to demolish the existing structures and construct a new medical supply building. This initiative will create job opportunities and support local business; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "**Redeveloper**") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. AHG Realty 2 LLC., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 608, Lot/s 15, 17 & 19, commonly known as 8 North Stockton Street, 7-9 Merchant Street and 8-Rear North Stockton Street Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:				MOTION:				SECOND:				ORD. AUTHORED BY:				ADOPTION				MOTION:				SECOND:											
				INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB									
EDWARDS									FRISBY									GONZALEZ																	
FELICIANO									HARRISON																										
FIGUEROA KETTENBURG									WILLIAMS																										
NV - NO VOTE                      AB - ABSENT																																			

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

\_\_\_\_\_  
AYE  
 Mayor  
NAY

\_\_\_\_\_  
APPROVED  
 REJECTED

\_\_\_\_\_  
 Reconsidered by Council – Override Vote

\_\_\_\_\_  
 President of Council

\_\_\_\_\_  
 City Clerk

# ORDINANCE

No. **25-116**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN 17 FAIRCREST AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 13101, LOT 19, PURSUANT TO N.J.S.A. 40A:12-13(c), TO SHANE WEST FOR THE  
SALE PRICE OF TWELVE THOUSAND FIVE HUNDRED (\$12,500.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A;12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 17 Faircrest Avenue, designated as Block 13101, Lot 19 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Shane West (the "Applicant") purposes to purchase and redevelop Block 13101, Lot 19 commonly known as 17 Faircrest Avenue (the 'Property'); and

**WHEREAS**, the Applicant proposes to pay Twelve Thousand Five Hundred (\$12,500.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to reside in the Property as an owner-occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Shane West, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 13101, Lot 19 commonly known as 17 Faircrest Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:				
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	
EDWARDS									FRISBY									GONZALEZ								
FELICIANO									HARRISON																	
FIGUEROA KETTENBURG									WILLIAMS																	
NV - NO VOTE				AB - ABSENT																						

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED  
REFLECTED

Reconsidered by Council - Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-117

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 1005-1007 EAST STATE STREET, AND IDENTIFIED ON THE CITY  
TAXMAP, BLOCK 26601, LOT/S 27 & 28, PURSUANT TO N.J.S.A. 40A:12-13(c), TO DOOR KEY  
PROPERTIES LLC FOR THE SALE PRICE OF THIRTY-ONE THOUSAND (\$31,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 1005-1007 East State Street, designated as Block 26601, Lot/s 27 & 28 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Door Key Properties LLC (the "Applicant") purposes to purchase and redevelop Block 26601, Lot/s 27 & 28 commonly known as 1005-1007 East State Street, (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay the following for each property; 1005 East State Street for \$8,500.00 and 1007 East State Street for \$22,500.00 totaling Thirty-One Thousand (\$31,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential Properties and rent on the local rental market; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.



# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Door Key Properties LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 26601, Lot/s 27 & 28, commonly known as 1005-1007 East State Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:									ADOPTION	MOTION:				SECOND:				
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION				
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB	
EDWARDS									FRISBY									GONZALEZ									
FELICIANO									HARRISON																		
FIGUEROA KETTENBURG									WILLIAMS																		
NV - NO VOTE				AB - ABSENT																							

NV - NO VOTE

AB - ABSENT

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED

REJECTED

Reconsidered by Council - Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-118

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Wesley Bridges, City Attorney

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Factual content certified by

JAMES BEACH, CHIEF OF STAFF

Councilman/woman \_\_\_\_\_

presents the following Ordinance:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY  
COMMONLY KNOWN AS 113 WEST INGHAM AVENUE, AND IDENTIFIED ON  
THE CITY TAX MAP, BLOCK 6801, LOT 2 PURSUANT TO N.J.S.A. 40A:12-13(b)(5),  
TO VANESSA JORDAN HUGHES FOR THE SALE PRICE OF THREE THOUSAND  
(\$3,000.00) DOLLARS**

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 113 West Ingham Ave., designated as Block 6801, Lot 2 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, the Property is vacant strip of land that has been unused and city owned since February/2020, does not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby does not allow for any other viable use other than a side lot for the contiguous property; and

**WHEREAS**, the City of Trenton (the "City"), pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized, vacant, city-owned property to the contiguous property owner for the fair market value, which may be negotiated when there is only one contiguous owner; and

**WHEREAS**, Vanessa Jordan Hughes, the contiguous property owner at 115 West Ingham (hereinafter, the "Purchaser"), submitted an application to purchase the Property, for the stated purpose of cleaning and fencing the lot and to expand the existing footprint of her property; and

**WHEREAS**, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of Three Thousand (\$3,000.00) Dollars, which the City deems reasonable based upon the size, location, condition of the Property, merger requirements and the fact that the Property would be returned to the tax rolls.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.

# ORDINANCE

2. Pursuant to N.J.S.A. 40A:12-13(b)(5), the City is authorized to convey 113 West Ingham Avenue, designated as Block 6801, Lot 2 at private sale to the Purchaser, Vanessa Jordan Hughes for Three Thousand (\$3,000.00) Dollars.
3. The Mayor is hereby authorized to execute any documents necessary for the conveyance of the Property to the Purchaser.
4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.
5. This Ordinance shall take effect after final reading, adoption and the expiration of twenty (20) days and, shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:				MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION				MOTION:				SECOND:											
INTRODUCTION								ADOPTION																INTRODUCTION								ADOPTION							
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB													
EDWARDS									FRISBY									GONZALEZ																					
FELICIANO									HARRISON																														
FIGUEROA KETTENBURG									WILLIAMS																														
NV - NO VOTE										AB - ABSENT																													

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

\_\_\_\_\_  
Mayor

APPROVED  
REJECTED

\_\_\_\_\_  
Reconsidered by Council - Override Vote

AYE  
NAY

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-120

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Factual content certified by

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN 126 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 8605, LOT 13 PURSUANT TO N.J.S.A. 40A:12-13(c), TO GENWRIGHT ASSET MGMT  
FOR THE SALE PRICE OF FIFTEEN THOUSAND (\$15,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located 126 West Ingham Avenue, designated as Block 8605, Lot 13 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, Genwright Asset Mgmt. (the "Applicant") purposes to purchase and redevelop Block 8605, Lot 13 commonly known as 126 West Ingham Avenue (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Fifteen Thousand (\$15,000.00) Dollars, (the "Purchase Price") Dollars; and

**WHEREAS**, once renovations have been completed, the Applicant intends to sell the Property to first time homebuyer and/or owner occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Genwright Asset Mgmt., is hereby designated as Redeveloper for certain city-owned properties identified on the City's tax map as Block 8605, Lot 13 commonly known as 126 West Ingham Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:				
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS									FRISBY									GONZALEZ								
FELICIANO									HARRISON																	
FIGUEROA KETTENBURG.									WILLIAMS																	
NV - NO VOTE                      AB - ABSENT																										

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED \_\_\_\_\_  
 Mayor REJECTED \_\_\_\_\_ Reconsidered by Council - Override Vote  
 NAY \_\_\_\_\_

\_\_\_\_\_ President of Council  
 \_\_\_\_\_ City Clerk

# ORDINANCE

No. **25-121**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_

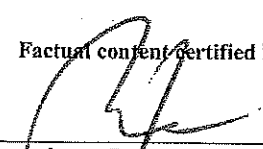
Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 828 & 830 EDGEWOOD AVENUE, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 31702, LOT/S 9 & 10, PURSUANT TO N.J.S.A. 40A:12-13(c), TO VICTORY  
INVESTMENT GROUP LLC FOR THE SALE PRICE OF THIRTY THOUSAND (\$30,000.00)  
DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 828 & 830 Edgewood Avenue, designated as Block 31702, Lot/s 9 & 10 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Victory Investment Group LLC (the "Applicant") purposes to purchase and redevelop Block 31702, Lot/s 9 & 10 commonly known as 828 & 830 Edgewood Avenue (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay Fifteen Thousand (\$15,000.00) Dollars per lot totaling Thirty Thousand (\$30,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, the Applicant intends to construct 2 (two) new two-family rental unit; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Victory Investment Group LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 31702, Lot/s 9 & 10 commonly known as 828 & 830 Edgewood Avenue, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:					MOTION:					SECOND:					ORD. AUTHORED BY:								ADOPTION				MOTION:					SECOND:								
					INTRODUCTION					ADOPTION									INTRODUCTION				ADOPTION								INTRODUCTION					ADOPTION				
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB										
EDWARDS									FRISBY									GONZALEZ																						
FELICIANO									HARRISON																															
FIGUEROA KETTENBURG									WILLIAMS																															
NY - NO VOTE										AB - ABSENT																														

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

_____ AYE Mayor NAY	_____ APPROVED REJECTED Reconsidered by Council - Override Vote
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_____ President of Council	_____ City Clerk
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# ORDINANCE

No. 25-122

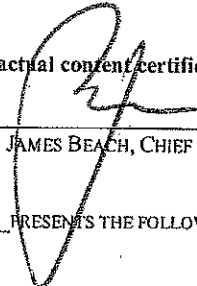
1<sup>st</sup> Reading \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
2<sup>nd</sup> Reading & Passage \_\_\_\_\_  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor \_\_\_\_\_  
Date Returned \_\_\_\_\_  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 1101 DIVISION STREET, 259 ELMER STREET AND 830 EAST STATE  
STREET AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 19002, LOT 1, BLOCK 15701, LOT 44  
& BLOCK 26301, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(c), TO CHESTNUT DEVELOPMENT  
LLC FOR THE SALE PRICE OF FORTY-TWO THOUSAND (\$42,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 1101 Division Street, 259 Elmer Street and 830 East State Street, designated as Block 19002, Lot 1, Block 15701, Lot 44 & Block 26301, Lot 22 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Chestnut Development LLC (the "Applicant") purposes to purchase and redevelop Block 19002, Lot 1, Block 15701, Lot 44 & Block 26301, Lot 22 commonly known as 1101 Division Street, 259 Elmer Street and 830 East State Street, (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay the following for each property; 1101 Division Street for \$7,000.00, 259 Elmer Street for \$10,000.00 and 830 East State Street for \$25,000.00 totaling Forty-Two Thousand (\$42,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential Properties and make available on the local rental market; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.



# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Chestnut Development LLC., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 19002, Lot 1, Block 15701, Lot 44 & Block 26301, Lot 22 commonly known as 1101 Division Street, 259 Elmer Street, 830 East State Street, Trenton, New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:				MOTION:				SECOND:				ORD. AUTHORED BY:				ADOPTION:				MOTION:				SECOND:			
INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION				INTRODUCTION				ADOPTION			
AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS												FRISBY								GONZALEZ							
FELICIANO												HARRISON															
FIGUEROA												WILLIAMS															
KETTENBURG																											
NV - NO VOTE				AB - ABSENT																							

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE \_\_\_\_\_ APPROVED  
 Mayor  
 NAY \_\_\_\_\_ REJECTED

Reconsidered by Council - Override Vote

\_\_\_\_\_  
 President of Council

\_\_\_\_\_  
 City Clerk

# ORDINANCE

No. 25-123

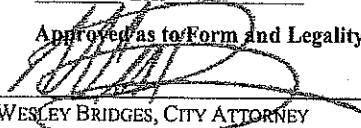
1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, CITY ATTORNEY

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Factual content certified by

  
JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 499 CENTRE STREET, 3, 23, 57 & 69 JERSEY STREET AND IDENTIFIED  
ON THE CITY TAXMAP, BLOCK 10504, LOT 1, BLOCK 17401, LOT/S 40, 50, 67 & 72.01 PURSUANT  
TO N.J.S.A. 40A:12-13(c), TO MASS PROPERTIES LLC FOR THE SALE PRICE OF ONE HUNDRED  
FOUR THOUSAND (\$104,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 499 Centre Street, 3, 23, 57 & 69 Jersey Street designated as Block 10504, Lot 1, Block 17401, Lot/s 40, 50, 67 & 72.01 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Mass Properties Group LLC (the "Applicant") purposes to purchase and redevelop Block 10504, Lot 1, Block 17401, Lot/s 40, 50, 67 & 72.01 commonly known as 499 Centre Street, 3, 23, 57 & 69 Jersey Street (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay the following for each property; 499 Centre Street for \$30,000.00, 3 Jersey Street for \$15,000.00, 23 Jersey Street for \$15,000.00, 57 Jersey Street for \$22,000.00 and 69 Jersey Street for \$22,000.00 totaling One Hundred Four Thousand (\$104,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential Properties and sell to first time homebuyers and/or owner occupants; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Mass Properties Group LLC., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 10504, Lot 1, Block 17401, Lot/s 40, 50, 67 & 72.01 commonly known as 499 Centre Street, 3, 23, 57 & 69 Jersey Street, Trenton New Jersey.
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:				MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION				MOTION:				SECOND:							
				INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB									
EDWARDS									FRISBY									GONZALEZ																	
FELICIANO									HARRISON																										
FIGUEROA KETTENBURG									WILLIAMS																										
NV - NO VOTE                      AB - ABSENT																																			

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

\_\_\_\_\_ APPROVED  
 Mayor  
 \_\_\_\_\_ REJECTED  
 NAY  
 Reconsidered by Council - Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. 25-124

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Factual content certified by

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 41, 43, 45, 47 & 64 NORTH OLDEN AVENUE AND IDENTIFIED ON THE  
CITY TAX MAP, BLOCK 26003, LOT/S 6, 5, 4, 3, BLOCK 26805, LOT 5 PURSUANT TO N.J.S.A.  
40A:12-13(c), TO GOLDEN KEY MANAGEMENT LLC FOR THE SALE PRICE OF TWENTY-FIVE  
THOUSAND (\$25,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 41, 43, 45, 47 & 64 North Olden Avenue designated as Block 26003, Lot/s 6, 5, 4, 3, Block 26805, Lot 5, on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, Golden Key Management LLC (the "Applicant") purposes to purchase and redevelop Block 26003, Lot/s 6, 5, 4, 3, Block 26805, Lot 5 commonly known as 41, 43, 45, 47 & 64 North Olden Avenue (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars for each property totaling Twenty-Five Thousand (\$25,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential Properties and sell to first time homebuyers and/or owner occupants; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Golden Key Management LLC., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 26003, Lot/s 6, 5, 4, 3, Block 26805, Lot 5, commonly known as 41, 43, 45, 47 & 64 North Olden Avenue, Trenton New Jersey.
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:				MOTION:				SECOND:				ORD. AUTHORED BY:																ADOPTION				MOTION:				SECOND:			
				INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION								INTRODUCTION				ADOPTION							
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB													
EDWARDS									FRISBY									GONZALEZ																					
FELICIANO									HARRISON																														
FIGUEROA KETTENBURG									WILLIAMS																														
NY - NO VOTE				AB - ABSENT																																			

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE Mayor NAY	APPROVED  REJECTED	Reconsidered by Council - Override Vote
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_____ President of Council	_____ City Clerk
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# ORDINANCE

No.

25-125

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

WESLEY BRIDGES, CITY ATTORNEY

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 617 EDGEWOOD AVENUE, IDENTIFIED ON THE CITY TAX MAP,  
BLOCK 2601, LOT 9 PURSUANT TO N.J.S.A. 40A:12-13(c), TO J & R AMERICAN HOMES FOR THE  
SALE PRICE OF TWENTY-TWO THOUSAND (\$22,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 617 Edgewood Avenue, designated as Block 2601, Lot 9, on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, J & R American Homes (the "Applicant") purposes to purchase and redevelop Block 2601, Lot 9, commonly known as 617 Edgewood Avenue (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Twenty-Two Thousand (\$22,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential property and sell to a first-time homebuyer and/or owner occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. J & R American Homes., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 2601, Lot 9, commonly known as 617 Edgewood Avenue, Trenton New Jersey.
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:					ADOPTION	MOTION:				SECOND:							
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS									FRISBY									GONZALEZ								
FELICIANO									HARRISON																	
FIGUEROA KETTENBURG									WILLIAMS																	
NV - NO VOTE				AB - ABSENT																						

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE
APPROVED

Mayor
REJECTED

Reconsidered by Council - Override Vote

President of Council
City Clerk

# ORDINANCE

No. **25-126**

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_

  
Approved as to Form and Legality

  
Factual content certified by

WESLEY BRIDGES, CITY ATTORNEY

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN AS 20 EAST INGHAM AVENUE, 123 NORTH HERMITAGE AVENUE, 323  
SECOND STREET, 689 SOUTHARD STREET, 484 WEST STATE STREET AND IDENTIFIED ON  
THE CITY TAX MAP, BLOCK 8504, LOT 18, BLOCK 2803, LOT 30, BLOCK 10503, LOT 33, BLOCK  
8506, LOT 7, BLOCK 2206, LOT 4 PURSUANT TO N.J.S.A. 40A:12-13(c), TO MGAG DEVELOPERS  
LLC FOR THE SALE PRICE OF ONE HUNDRED TWENTY-FIVE THOUSAND (\$125,000.00)  
DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located at 20 East Ingham Avenue, 123 North Hermitage Avenue, 323 Second Street, 689 Southard Street and 484 West State Street designated as Block 8504, lot 18, Block 2803, Lot 30, Block 10503, Lot 33, Block 8506, Lot 7, Block 2206, Lot 4 on the City of Trenton Tax Map (hereinafter, the "Properties"); and

**WHEREAS**, MGAG Developers LLC (the "Applicant") purposes to purchase and redevelop Block 8504, Lot 18, Block 2803, Lot 30, Block 10503, Lot 33, Block 8506, Lot 7, Block 2206, Lot 4 commonly known as 20 East Ingham Avenue, 123 North Hermitage Avenue, 323 Second Street, 689 Southard Street and 484 West State Street (the "Properties"); and

**WHEREAS**, the Applicant proposes to pay the following for each property; 20 East Ingham Avenue for \$20,000.00, 123 North Hermitage Avenue for \$25,000.00, 323 Second Street for \$15,000.00, 689 Southard Street for \$20,000.00 and 484 West State Street for \$45,000.00 totaling One Hundred Twenty-Five Thousand (\$125,000.00) Dollars, (the "Purchase Price"); and

**WHEREAS**, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to renovate the residential Properties and sell to first time homebuyers and/or owner occupants; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.



# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. MGAG Developers LLC., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 8504, Lot 18, Block 2803, Lot 30, Block 10503, Lot 33, Block 8506, Lot 7, Block 2206, Lot 4 commonly known as 20 East Ingham Avenue, 123 North Hermitage Avenue, 323 Second Street, 689 Southard Street and 484 West State Street, Trenton New Jersey.
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:	ADOPTION:				MOTION:	SECOND:			
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION				
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB	
EDWARDS									FRISBY									GONZALEZ
PELICIANO									HARRISON									
FIGUEROA KETTENBURG									WILLIAMS									
NV - NO VOTE				AB - ABSENT														

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE  
Mayor  
NAY

APPROVED  
  
REJECTED

Reconsidered by Council – Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

# ORDINANCE

No. **25-127**

1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, CITY ATTORNEY

Factual content certified by

JAMES BEACH, CHIEF OF STAFF

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY  
COMMONLY KNOWN 1222 EAST STATE STREET, AND IDENTIFIED ON THE CITY TAX  
MAP, BLOCK 25902, LOT 37 PURSUANT TO N.J.S.A. 40A:12-13(c), TO G CONSTRUCTION  
CONTRACTORS LLC THE SALE PRICE OF TWENTY THOUSAND (\$20,000.00) DOLLARS**

**WHEREAS**, the City of Trenton (the "City") has been designated an area in need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. (the Redevelopment Law"); and

**WHEREAS**, there is within the City of Trenton certain city-owned real property located 1222 East State Street, designated as Block 25902, Lot 37 on the City of Trenton Tax Map (hereinafter, the "Property"); and

**WHEREAS**, G Construction Contractors LLC (the "Applicant") purposes to purchase and redevelop Block 25902, Lot 37 commonly known as 1222 East State Street (the "Property"); and

**WHEREAS**, the Applicant proposes to pay Twenty Thousand Dollars (\$20,000.00 the "Purchase Price"); and

**WHEREAS**, once renovations have been completed, the Applicant intends to sell the Property to first time homebuyer and/or owner occupant; and

**WHEREAS**, the City wishes to designate the Applicant as the Redeveloper (the "Redeveloper") of the Property and to approve and authorize the execution of the negotiated Purchase and Sale and Redevelopment Agreement.

# ORDINANCE PAGE 2

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Trenton as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. G Construction Contractors LLC., is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 25902, Lot 37 commonly known as 1222 East State Street, Trenton New Jersey
3. The final negotiated Purchase and Sale and Redevelopment Agreement (the "PSARA"), between the City and Redeveloper is hereby approved.
4. The Mayor and the City Clerk are hereby authorized to take all actions to execute the PSARA, and any and all documents necessary to effectuate the transfer and redevelopment of the Property.
5. This Ordinance shall be filed in the Office of the City Clerk in accordance with applicable law.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:	ADOPTION								MOTION:	SECOND:							
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS									FRISBY									GONZALEZ								
FELICIANO									HARRISON																	
FIGUEROA KETTENBURG									WILLIAMS																	
NV - NO VOTE                      AB - ABSENT																										

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

AYE Mayor NAY	APPROVED REJECTED
	Reconsidered by Council – Override Vote

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

DCA/DLGS WAIVER NO. \_\_\_\_\_ (IF APPLICABLE)

# ORDINANCE

No. **25-128**

1<sup>st</sup> Reading \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Public Hearing \_\_\_\_\_

Date Returned \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Withdrawn \_\_\_\_\_

Approved as to Form and Legality

WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by

MARIA RICHARDSON, BUSINESS ADMINISTRATOR

COUNCILMAN / WOMAN \_\_\_\_\_

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

## AN ORDINANCE ESTABLISHING LIMITATIONS AND PROCEDURES FOR THE ACCEPTANCE OF DONATIONS BY CITY DEPARTMENTS

**WHEREAS**, the City of Trenton recognizes the importance of transparency, accountability, and proper oversight in the acceptance of all monetary and non-monetary donations made to the City and its departments; and

**WHEREAS**, it is the intent of the City Council to establish clear thresholds, procedures, and ethics compliance measures, including adherence to New Jersey Pay-to-Play laws (N.J.S.A. 19:44A-20.4 et seq.), to prevent undue influence and maintain public trust.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Trenton, County of Mercer, State of New Jersey, as follows:

### SECTION 1: TITLE

This ordinance shall be known and may be cited as the "City of Trenton Donation Acceptance and Oversight Ordinance."

### SECTION 2: PURPOSE

The purpose of this ordinance is to:

- Establish clear procedures and approval thresholds for the acceptance of monetary and non-monetary donations to City departments, officials, and agencies.
- Ensure ethical governance, financial transparency, and compliance with applicable New Jersey State laws, including Pay-to-Play restrictions.

### SECTION 3: DEFINITIONS

For the purposes of this ordinance, the following definitions shall apply:

- **Donation:** Any gift, grant, bequest, contribution, or offer of monetary or non-monetary value made voluntarily to the City of Trenton or any of its departments, agencies, officials, or employees in their official capacity.
- **Department Director:** The appointed head of a City department or agency.
- **Business Administrator:** The City of Trenton's duly appointed Business Administrator.

# ORDINANCE

- **City Council Approval:** Official approval by way of a resolution adopted by a majority vote of the City Council at a duly convened public meeting.
- **Pay-to-Play Laws:** The New Jersey Campaign Contributions and Expenditure Reporting Act (N.J.S.A. 19:44A-1 et seq.), including but not limited to provisions in N.J.S.A. 19:44A-20.4 through 20.27.
- **Business Entity:** Any natural or legal person, including corporations, partnerships, LLCs, associations, and their principals, that has made or intends to make contributions to political campaigns or candidates and is seeking or has received public contracts or benefits.
- **Contribution:** As defined under N.J.S.A. 19:44A-3, including money, services, goods, or anything of value given to influence any election or public decision.
- **Contracting Agency:** Any City department or agency that may, directly or indirectly, enter into contracts for goods, services, or donations.

## SECTION 4: AUTHORITY TO ACCEPT DONATIONS

### A. Donations of \$0.01 to \$1,499.99

Department Directors are authorized to accept donations with a total fair market value of less than One Thousand Five Hundred Dollars (\$1,500.00) without prior approval, provided that such donations are reported in writing to the Business Administrator within seventy-two (72) hours of acceptance. These donations must not create a conflict of interest and must serve a legitimate municipal purpose.

The Business Administrator shall ensure that all such reported donations are also communicated to the Director of Finance, the City Treasurer, or the Chief Municipal Finance Officer (CMFO), and the Mayor within five (5) business days of receipt.

### B. Donations of \$1,500.00 to \$20,000.00

Donations valued at or above One Thousand Five Hundred Dollars (\$1,500.00) and up to Twenty Thousand Dollars (\$20,000.00) shall require written approval from the Business Administrator prior to acceptance.

The Business Administrator shall ensure that all such reported donations are also communicated to the Director of Finance, the City Treasurer, or the Chief Municipal Finance Officer (CMFO), and the Mayor within five (5) business days of receipt.

### C. Donations exceeding \$20,000.00

All donations exceeding Twenty Thousand Dollars (\$20,000.00) shall require formal City Council approval through a duly adopted resolution prior to acceptance by any City department or official.

The Business Administrator shall ensure that all such reported donations are also communicated to the Director of Finance, the City Treasurer, or the Chief Municipal Finance Officer (CMFO), and the Mayor within five (5) business days of receipt.

# ORDINANCE

## **SECTION 5: CONDITIONS AND RESTRICTIONS**

1. No donation shall be accepted that creates an actual or perceived conflict of interest, or that imposes terms or conditions inconsistent with City policies, laws, or the public interest.
2. All donations must be used for a lawful municipal purpose consistent with the mission and operations of the receiving department.

## **SECTION 6: PAY-TO-PLAY COMPLIANCE**

### **1. Prohibited Contributions:**

No City official or department shall accept donations from any business entity or individual that:

- Is currently a party to, or seeking, a contract subject to Pay-to-Play laws.
- Has made a contribution in the preceding year that would bar the City from entering into a contract under N.J.S.A. 19:44A-20.4 et seq.

### **2. Disclosure Required:**

Before accepting any donation exceeding \$300.00, the donor must complete and sign a **"Pay-to-Play Compliance and Disclosure Form"** attesting to:

- Their compliance with state and municipal Pay-to-Play laws.
- A list of political contributions made within the last 12 months to any Trenton elected official or candidate.

### **3. Return of Improper Donations:**

Any donation determined to be in violation of Pay-to-Play laws or municipal conflict-of-interest policies shall be returned immediately and reported to the City Attorney.

## **SECTION 7: REPORTING AND RECORDKEEPING**

1. All accepted donations, regardless of value, shall be recorded in a centralized Donations Register maintained by the Business Administrator and the City Treasurer and/or the CMFO.
2. Donations accepted under Section 4(A) must be reported in writing to the Business Administrator within seventy-two (72) hours of acceptance.
3. The Business Administrator shall:
  - Maintain a detailed record of all reported and approved donations.
  - Submit a quarterly report to the City Council listing all donations received, including their value, source, purpose, and the receiving department.
  - Transmit donation records to the Director of Finance, the City Treasurer, or the CMFO within five (5) business days of receipt or approval, to ensure proper accounting and financial oversight.

# ORDINANCE

4. Donations exceeding \$1,000 in value must be acknowledged in writing to the donor, with a copy retained in City records and provided to the Department of Finance and the Office of the Mayor.

## SECTION 8: AUDIT AND OVERSIGHT

The City's internal auditor or an independent auditor may review donation records during regular audits or upon request of the City Council to ensure compliance with this ordinance.

## SECTION 9: VIOLATIONS AND PENALTIES

Failure to comply with the provisions of this ordinance may result in disciplinary action in accordance with City policy, and, where applicable, referral to appropriate authorities for further investigation.

## SECTION 10: SEVERABILITY

If any provision of this ordinance is found to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:					ADOPTION	MOTION:				SECOND:							
	INTRODUCTION				ADOPTION					INTRODUCTION					ADOPTION				INTRODUCTION				ADOPTION			
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EDWARDS									FRISBY								GONZALEZ									
FELICIANO									HARRISON																	
FIGUEROA																										
KETTENBURG									WILLIAMS																	
NV - NO VOTE				AB - ABSENT																						

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on \_\_\_\_\_

Adopted on second reading after the public hearing on \_\_\_\_\_

Mayor

APPROVED  
REJECTED

Reconsidered by Council - Override Vote

AYE  
NAY

President of Council

City Clerk

DCA/DLGS WAIVER No. \_\_\_\_\_ (IF APPLICABLE)

# ORDINANCE

No. **25-129**

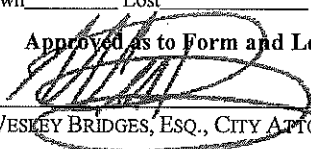
1<sup>st</sup> Reading \_\_\_\_\_

Public Hearing \_\_\_\_\_

2<sup>nd</sup> Reading & Passage \_\_\_\_\_

Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

  
WESLEY BRIDGES, ESQ., CITY ATTORNEY

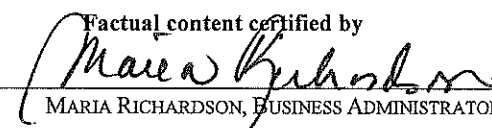
COUNCILMAN / WOMAN \_\_\_\_\_

Date to Mayor \_\_\_\_\_

Date Returned \_\_\_\_\_

Date Resubmitted to Council \_\_\_\_\_

Factual content certified by

  
MARIA RICHARDSON, BUSINESS ADMINISTRATOR

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: \_\_\_\_\_

**AN ORDINANCE AMENDING ARTICLE XVII  
MUNICIPAL INSURANCE FUNDS BY PROVIDING FOR THE METHOD OF  
APPROPRIATION THERETO IN ACCORDANCE WITH N.J.S.A. 40A:10-1 et seq. TO  
ESTABLISH LIMITS OF LIABILITY AND USE OF FUNDS**

**WHEREAS**, the City of Trenton created an insurance fund to provide protection against loss or damage of city property or liabilities arising from workers compensation claims or negligence suits, and

**WHEREAS**, it is prudent to supplement said ordinance to establish limits of exposure as provided in N.J.S.A. Title 39,

**NOW, THEREFORE BE IT ORDAINED BY THE** City Council, for the City of Trenton, County of Mercer, State of New Jersey that Article XVII is hereby amended to establish certain limits of liability as follows:

New Sections

2-100 Personal Injury Benefits

This Ordinance adopts and incorporates herein the definitions as set forth in N.J.S.A. 39:6A-2 and the No Fault Benefits provisions as set forth in N.J.S.A. 30:6A-4.

Under the provisions of the New Jersey Automobile Reparation Reform Act, commonly known as the "No-Fault Act", N.J.S.A. 39:6A-1 et seq. the City of Trenton self-insurance program's personal injury protection benefits shall be as follows:

- (A) Limited to the "medical benefits only" option as authorized and described in N.J.S.A. 39:6A-4.3e with a limit of \$15,000 per person per accident, and shall exclude the benefits described in N.J.S.A. 39:6A-4 subsections b (income continuation), c (essential services), d (death) and e (funeral expenses).
- (B) Medical expense benefits shall be subject to a deductible of two-thousand five hundred dollars (\$2,500.00) for one (1) accident as authorized and described under N.J.S.A. 39:6A-4.3a.



# ORDINANCE

- (C) Medical expense benefits shall be subject to a co-payment of twenty percent (20%) in accordance with N.J.S.A. 39:6A-4.3d.

## 2-101 Election of Tort Option

The City of Trenton elects the basic tort option specified under N.J.S.A. 39:6A-8a.

## 2-102 Exclusions from Personal Injury Benefits

- (A) Any person who suffered personal injuries or death as a result of the following conduct:

- (1) While committing a high misdemeanor or felony or seeking to avoid lawful apprehension or arrest by a police officer.
- (2) Was occupying or operating an automobile without the permission of the owner or other named insured.

## 2-103 Uninsured/Underinsured Motorist Coverage

This Ordinance adopts and incorporates herein the definitions and provisions as contained in N.J.S.A. 17:28-1 et seq., modified by the limitations as follows:

- (A) The City of Trenton self-insurance program (the uninsured motorists coverage) shall be in the amounts of the statutory minimums of fifteen thousand dollars (\$15,000.00), exclusive of interest and costs, on account of injury to or death of one (1) person in any one (1) accident and of thirty thousand dollars (\$30,000.00), exclusive of interest and costs, on account of injury to or death of more than one (1) person in any one (1) accident
- (B) The City of Trenton self-insurance program (the underinsured motorist coverage) shall be limited to the amount of fifteen thousand (\$15,000.00), exclusive of interest and costs, on account of injury to or death of one (1) person in any one (1) accident and shall be limited to thirty thousand dollars (\$30,000.00), exclusive of interest and costs, on account of injury to or death of more than one (1) person in any one (1) accident.

# ORDINANCE

## 2-104 Repealer

All ordinances or parts of same inconsistent with any provisions of this ordinance are hereby repealed to the extent of such inconsistency.

## 2-105 Severability

If any section, paragraph, sentence, clause or phrase of this ordinance shall be declared invalid for any reason, the remaining portions of said ordinance shall not be affected thereby and shall remain in full force and effect

## Section 13. Effective Date

This ordinance shall take effect twenty (20) days after adoption thereof.

Adopted:

INTRODUCTION:	MOTION:				SECOND:				ORD. AUTHORED BY:								ADOPTION	MOTION:				SECOND:				
	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
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EDWARDS									FRISBY									GONZALEZ								
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\_\_\_\_\_  
Mayor

APPROVED  
REJECTED

\_\_\_\_\_  
Reconsidered by Council - Override Vote

AYE  
NAY

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk