


<p>MEMBERS JASI M. EDWARDS CRYSTAL M. FELICIANO JENNA L. FIGUEROA KETTENBURG TESKA T. FRISBY YAZMINNELLY GONZALEZ JOSEPH A. HARRISON JENNIFER C. WILLIAMS</p>		<p>CITY COUNCIL OFFICE: (609) 989-3147 FAX: (609) 989-3190</p> <p>CITY CLERK 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, SEPTEMBER 16, 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:** Trenton Community A-Team
- VII. **PRESENTATIONS:**

Public Hearing Re: CY2025 Budget Amendments (Previously Passed 10/10/2025)

RESOLUTION 25-344 TO APPROVE THE CY 2025 MUNICIPAL CURRENT FUND BUDGET AMENDMENTS FOR THE CITY OF TRENTON

RESOLUTION 25-345 TO APPROVE THE CY 2025 MUNICIPAL UTILITY BUDGET AMENDMENTS FOR THE CITY OF TRENTON

CY2025 Budget Approval (As amended)
- VIII. **PUBLIC COMMENT FOR AGENDA ITEMS ONLY**
- IX. **APPROVAL OF COMMUNICATIONS/PETITIONS/REPORTS**
- X. **OLD BUSINESS [Ordinances 2nd Reading and Public Hearing]**
- XI. **NEW BUSINESS :**
 - a. **RESOLUTIONS**
 - b. **ORDINANCES [1st 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](https://zoom.us/j/16003746800) 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 FOR
TUESDAY, SEPTEMBER 16, 2025**

1. MINUTES FOR APPROVAL

AUGUST 7, 2025

2. COMMUNICATIONS AND PETITIONS

- 2a Tort Claim – Vlasac & Cassidy Attorney at Law filed a claim against the City of Trenton on behalf of Mary Jordan for personal injury.
- 2b Tort Claim – Marc-Werner Dobenecker, Trenton, New Jersey filed a claim against the City of Trenton for property damages.
- 2c Tort Claim – Wilson Ruano-Garcia, Trenton, New Jersey filed a claim against the City of Trenton for property damages.
- 2d Tort Claim – Bailey B. Benoot, Philadelphia, PA filed a claim against the City of Trenton for property damages.
- 2e Civil Action – Pellegrino & Feldstein, LLC on the matter of Trenton Opportunity 6 LLC v Ethel B. Wilkins; City of Trenton; American Trading Company; Alert Ambulance Service
- 2f Civil Action – Patrick J. Whalen, Esq. Attorney at Law, LLC on the matter of Sally Samuel v City of Trenton; Arch Liston; Mayor W. Reed Gusciore; Wesley Bridges, City Attorney; Massiel Ferrara; John/Jane Does (1-10) and XYZ Corps (1-10)
- 2g Civil Action – Ibrahim Ahmed Law Group, P.C. on the matter of Zarrina Khawaja v City of Trenton; Constance S. Ludden, CTC; Stuyvesant Avenue Development, LLC; Anthony Woods; ABC Corporations 1-10; and John Does 1-10
- 2h Civil Action – Filed by Edward Forchion a copy of a Request to Preserve Discovery Material address to Judge Kirsch and Judge Day at US Federal Courthouse, 402 East State Street, Trenton, New Jersey.
- 2i Civil Action – Foreclosure - Dorothy A. Borrelli, Esq. on the matter of U.S. Bank Trust National Association, as Trustee for BMCF-EG Gunyah Series II Trust v Paul E. Baldassari; et al. property located at 118 Culbertson Avenue.
- 2j Foreclosure - Pluese, Becker, Saltzman & Thomas, LLC for 1257 Martin Luther King Jr., Blvd.
- 2k Foreclosure - Pluese, Becker, Saltzman & Thomas, LLC for 1019 Revere Avenue
- 2l Foreclosure – Stern & Eisenberg, PC for 723 Centre Street
- 2m Williams Transcontinental Gas Pipeline Company, LLC – Notice that Transco will be performing maintenance work on its pipeline system and related facilities on or about September 5.
- 2n Tort Claim – Garces, Grabler & LeBrocq, P.C. filed a claim against the City of Trenton on behalf of Izel Kelly for personal injury and property damages.
- 2o Tort Claim – Rachael Asieduenimil-Ashun, Hamilton, NJ filed a claim against the City of Trenton for property damages.
- 2p Civil Action – Spear, Greenfield, Richman, Weitz & Taggart, P.C. on the matter of Calvin Rhodes v City of Trenton; Deborah Hall; Geniusclad Limited Liability Company; Jas Investment Group; PSE&G, Inc. and John Doe #1 and ABC Corp. #1-10
- 2q Civil Action – Frenkel Lambert Weisman & Gordon, LLP on the matter of New Jersey Housing & Mortgage Finance Agency v Leslie C. Lake; Elinor A. Lake; City of Trenton
- 2r Tort Claim – Sobo & Sobo, Attorney at Law filed a letter requesting insurance information and informing the City of their intent to file a tort claim on behalf of Candia Leonard.
- 2s Biennial Certification for Soil – Resource Control Consultants Environmental Professionals for 200 North Clinton Avenue

3. REPORTS

NONE

4. ORDINANCES - 2nd Reading and Public Hearing

- 25-018 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 142-144 E. STATE STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 504, LOT 5, PURSUANT TO N.J.S.A. 40A:12-13(C) TO 138 E. STATE LLC FOR THE SALE PRICE OF NINETY-FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$95,900.00)
- 25-019 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 38 WARD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 25702, LOT 22 PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO CARMEN Z. SOTO FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS
- 25-024 ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS 1047 SOUTH BROAD STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 17901, LOT 12 PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO YONY J. VASQUEZ FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00) DOLLARS
- 25-027 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS HOUGHTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 22402, LOT 33, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO VALARANIS TRIANTAFYLLOS FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-088 AN ORDINANCE CREATING THE POSITION OF BUILDING INSPECTOR APPRENTICE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF TECHNICAL SERVICES
- 25-089 AN ORDINANCE CREATING THE POSITION OF TECHNICAL ASSISTANT LAND USE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF PLANNING
- 25-090 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 1055 SOUTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 18901, LOT 52, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MOHAMMED ISLAM FOR THE SALE PRICE OF SIXTY THOUSAND (\$60,000.00) DOLLARS
- 25-091 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 618 DIVISION STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 19301, LOT 26, PURSUANT TO N.J.S.A. 40A:12-13(C), TO ANTHONY CABRERA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-092 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 615 GREENWOOD AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 14004, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(C), TO JOAN & ALPHONSO BROACH FOR THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) DOLLARS

- 25-093 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 68 & 70 EVANS AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 8902, LOT/S 21 & 20, PURSUANT TO N.J.S.A. 40A:12-13(C), TO MARIEL ZORRILLA AND ENGELS MEJIA FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) DOLLARS
- 25-094 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 9 FELL STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 9003, LOT 42, PURSUANT TO N.J.S.A. 40A:12-13(C), TO WELVIS & SHIARA TEJADA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-095 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 44 BOUDINOT STREET, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 2602, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(C), TO UVAY TRIVEDI FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-096 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 51 CHESTNUT AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 13203, LOT 12, PURSUANT TO N.J.S.A. 40A:12-13(C), TO PARADIGM VENTURE HOLDINGS, LLC FOR THE SALE PRICE OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS
- 25-097 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 19 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 7002, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(C), TO TRACEY SYPHAX FOR THE SALE PRICE OF THREE THOUSAND FIVE HUNDRED (\$3,500.00) DOLLARS
- 25-098 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 535-537 GLADSTONE AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 28601, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(C), TO LUCIDANIA ESPINAL-RODRIGUEZ FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-099 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 318 NORTH CLINTON AVENUE AND 320 REAR NORTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT/S 33 & 35, PURSUANT TO N.J.S.A. 40A:12-13(C), TO RUBI G. BETEMIT GRULLON FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) DOLLARS
- 25-100 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 112 CUYLER AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 27204, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(C), TO WENDY A. CABRERA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS
- 25-101 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 75 CULBERTSON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 14105, LOT 7, PURSUANT TO N.J.S.A. 40A:12-13(C), TO YUBERLYN D. CABRERA AND AREVALO F. ZELADA FOR THE SALE PRICE OF FIVE THOUSAND (\$5,000.00) DOLLARS

- 25-102 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 27 HAMPTON AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 26402, LOT 1, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO DIEGO BARRIOS FOR THE SALE PRICE OF TWO THOUSAND FIVE HUNDRED (\$2,500.00) DOLLARS
- 25-103 ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY COMMONLY KNOWN AS 39 TYRELL AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT 54, PURSUANT TO N.J.S.A. 40A:12-13(B)(5), TO RUTH ROSE HAWKINS FOR THE SALE PRICE OF ONE THOUSAND FIVE HUNDRED (\$1,500.00) DOLLARS
- 25-105 AN ORDINANCE REGULATING COMMERCIAL AND BUSINESS LEASE RENT INCREASES WITHIN THE CITY OF TRENTON
- 25-106 ORDINANCE AUTHORIZING THE CONVEYANCE OF ABANDONED CITY PROPERTIES SLATED FOR DEMOLITION TO LOCAL DEVELOPERS AS AN ALTERNATIVE TO DEMOLITION UNDER THE NEIGHBORHOOD REDEVELOPMENT AND REVITALIZATION PROGRAM

5. RESOLUTIONS

DEPARTMENT OF ADMINISTRATION, MARIA RICHARDSON, BUSINESS ADMINISTRATOR

- 25-353 RESOLUTION AMENDING RESOLUTION NO. 2024-510, AUTHORIZING THE SHARED SERVICES AGREEMENT (SSA) BETWEEN THE CITY OF TRENTON AND THE COUNTY OF MERCER FOR HAZARDOUS MATERIALS (HAZMAT) RESPONSE SERVICES, EXTENDING THE TERM OF SERVICES FROM TWO (2) YEARS TO FIVE (5) YEARS
- 25-356 RESOLUTION AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MERIDIAN FURNITURE INC. FOR BLOCK 23203, LOT1 AND BLOCK 23102, LOTS 1, 2 & 9
- 25-357 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 CONCENTRA FOR OCCUPATIONAL HEALTH SERVICES FOR THE CITY OF TRENTON EMPLOYEES FOR THE DEPARTMENT OF ADMINISTRATION FROM SEPTEMBER 1, 2025 TO AUGUST 31, 2026, IN AN AMOUNT NOT TO EXCEED \$128,200.00 WITH THE OPTION TO EXTEND TWO (2) ONE (2) YEAR EXTENSIONS – CC2025-08

DEPARTMENT OF POLICE, STEVE WILSON, DIRECTOR

- 25-354 RESOLUTION AUTHORIZING APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR AN ANTI-VIOLENCE OUT-OF-SCHOOL FY2026 GRANT APPLICATION IN THE AMOUNT OF \$2,000,000.00

DEPARTMENT OF FINANCE

- 25-355 RESOLUTION AUTHORIZING ASSIGNMENT OF 74 TAX SALE CERTIFICATES IN THE AMOUNT OF \$4,149,574.17 PURSUANT TO N.J.S.A. 54:5-112 AND N.J.S.A. 54:4-113

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

- 25-347 RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY FOR AND ACCEPT A FISCAL ALLOTMENT NOT TO EXCEED \$311,948.00 FROM THE NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY ZONE ASSISTANCE FUND FOR THE TRENTON UEZ ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2025-2026 (TRENTON UEZ ADMIN BUDGET FY26: 7-1-2025 TO 6-30-26)
- 25-348 RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH CARROLL GROUP, INC., 4 YOUNGS ROAD, HAMILTON, NEW JERSEY 08619 ON AN EMERGENCY BASIS FOR THE DEMOLITION OF 12-14 FOUNTAIN AVENUE AND 104 SWEETS AVE., TRENTON, NEW JERSEY IN AN AMOUNT NOT TO EXCEED \$93,310.00

DEPARTMENT OF PUBLIC WORKS, WAHAB ONITIRI, DIRECTOR

- 25-349 RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO A.A. DUCKETT, INC. FOR THE FURNISHING AND INSTALLATION OF ONE (1) YORK 95-TON AIR COOLED CHILLER EQUIPMENT OR EQUIVALENT AND ALL ASSOCIATED WORK REQUIRED FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC PROPERTY FOR A PERIOD OF NINETY (90) DAYS FROM "NOTICE TO PROCEED" IN AN AMOUNT NOT TO EXCEED \$235,400.00 – BID2025-59

DEPARTMENT OF WATER AND SEWER, SEAN SEMPLE, DIRECTOR

- 25-350 RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO ALLIED CONTROL SERVICES, INC. FOR CYBERSECURITY PROFESSIONAL ENGINEERING SERVICES FOR THE SUPERVISORY CONTROL AND DATA ACQUISITIONS (SCADA) SYSTEM CONTRACT SERVICE FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT IN AN AMOUNT NOT TO EXCEED \$206,726.00, FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF AWARD – RFP2025-21
- 25-351 EMERGENCY RESOLUTION AUTHORIZING THE USE OF NEW JERSEY COOPERATIVE PURCHASING ALLIANCE #CK04 PURCHASING SYSTEM #11-BECCP AWARDED VENDOR #20759 SAFEWAY CONTRACTING, INC., 1200 SPRINGFIELD ROAD, UNION, NEW JERSEY 07083 FOR THE ROOF REPLACEMENT OF THE MECHANICAL DEWATERING FACILITY (MDF) SECTION OF THE TRENTON WATER WORKS, WATER FILTRATION PLANT IN AN AMOUNT NOT TO EXCEED \$68,000.00

25-352 EMERGENCY RESOLUTION AUTHORIZING THE USE OF NEW JERSEY COOPERATIVE PURCHASING ALLIANCE #CK04 PURCHASING SYSTEM #11-BECCP AWARDED VENDOR #20759 SAFEWAY CONTRACTING, INC., 1200 SPRINGFIELD ROAD, UNION, NEW JERSEY 07083 FOR PHASE 2 OF THE ROOF REPLACEMENT OF THE LOWER LEVEL ROOF OF THE TRENTON WATER WORKS DISTRIBUTION COMPLEX, 333 CORTLAND ST., TRENTON, NJ IN AN AMOUNT NOT TO EXCEED \$277,800.00

6. ORDINANCES - 1ST READING AND INTRODUCTION

- 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

Public Hearing and 2nd Reading for Ordinances to be held on October 7, 2025.

ORDINANCE

No. **25 - 018**

1st Reading **SEP 04 2025**

Public Hearing _____

2nd 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

JAMES BEACH, CHIEF OF STAFF

PRESENTS THE FOLLOWING ORDINANCE:

SPONSORED BY: _____

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY
COMMONLY KNOWN AS 142-144 E. STATE STREET, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 504, LOT 5, PURSUANT TO N.J.S.A. 40A:12-13(c), TO 138 E. STATE LLC FOR THE
SALE PRICE OF NINETY-FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$95,900.00)**

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 142-144 E. State Street, designated as Block 504, Lot 5 on the City of Trenton Tax Map (hereinafter, the “Parcel 1”); and

WHEREAS, 138 E. State LLC (the “Applicant”) and contiguous property owner at 138-140 E. State Street is under contract to purchase, Block 504, Lot 6 commonly known as 138-140 E. State Street (the “Parcel 2”) ; and

WHEREAS, the Applicant proposes to pay Ninety-Five Thousand Nine Hundred and 00/100 Dollars (\$95,900.00), (the “Purchase Price”); and

WHEREAS, in accordance with the Rehabilitation Agreement (RDA), the Applicant is proposing to expand the existing footprint of his property and build a new six story mixed use apartment building containing ground floor retail and commercial space and approximately 60 apartments on the upper floors by purchasing both Parcel 1 from the City and Parcel 2; 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 RDA attached to hereto in substantial form as Attachment “B”

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. 138 E. State Street LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 504, Lot 5, commonly known as 142-144 E. State, 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>Frisky</i>					SECOND: <i>Edwards</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 04 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

ORDINANCE

No. _____

25 - 0191st Reading _____**SEP 04 2013**

Date to Mayor _____

Public Hearing _____

Date Returned _____

2nd Reading & Passage _____

Date Resubmitted to Council _____

Withdrawn _____ Lost _____

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 38 WARD AVENUE, AND IDENTIFIED ON THE CITY
TAX MAP, BLOCK 25702, LOT 22 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO
CARMEN Z. SOTO FOR THE SALE PRICE OF ONE THOUSAND (\$1,000.00)
DOLLARS**

WHEREAS, there is within the City of Trenton certain city-owned real property located at 38 Ward Avenue, designated as Block 25702, Lot 22 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 November/2010, 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 (See image, appended hereto as "Exhibit A"; 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, Carmen Z. Soto, the contiguous property owner at 36 Ward Avenue (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 (See application to purchase city-owned property, appended hereto as "Attachment A"); and

WHEREAS, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand (\$1,000.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, 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 38 Ward Avenue, designated as Block 25702, Lot 22 at private sale to the Purchaser, Carmen Z. Soto for One Thousand (\$1,000.00) Dollars.
3. The Mayor is hereby authorized, upon compliance by the Purchaser with the terms and conditions of a negotiated Purchase and Sale Agreement, 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>Edwards</i>				ORD. AUTHORED BY:								ADOPTION				MOTION:				SECOND:																			
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	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 SEP 04 2025

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. 25-024

1st Reading SEP 04 2025

Date to Mayor _____

Public Hearing _____

Date Returned _____

2nd Reading & Passage _____

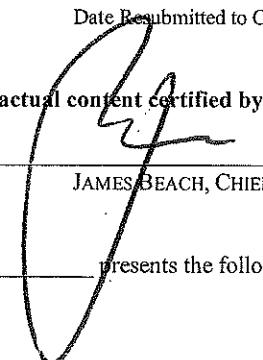
Date Resubmitted to Council _____

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 1047 SOUTH BROAD STREET, AND IDENTIFIED ON
THE CITY TAX MAP, BLOCK 17901, LOT 12, PURSUANT TO N.J.S.A. 40A:12-
13(b)(5), TO YONY J. VASQUEZ FOR THE SALE PRICE OF ONE THOUSAND
(\$1,000.00) DOLLARS**

WHEREAS, there is within the City of Trenton certain city-owned real property located at 1047 South Broad Street, designated as Block 17901, Lot 12 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 June/2002, 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 (See image, appended hereto as "**Exhibit A**"); 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, Yony J. Vasquez, the contiguous property owner at 1049 South Broad 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 his property (See application to purchase city-owned property, appended hereto as "**Attachment A**"); and

WHEREAS, upon negotiation between Purchaser and the City, the Parties have agreed to a purchase price of One Thousand (\$1,000.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, 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 1047 South Broad Street, designated as Block 17901, Lot 12 at private sale to the Purchaser, Yony J. Vasquez for One Thousand (\$1,000.00) Dollars.
3. The Mayor is hereby authorized, upon compliance by the Purchaser with the terms and conditions of a negotiated Purchase and Sale Agreement, 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>Frisky</i>				SECOND: <i>Feliciano</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 04 2025

Adopted on second reading after the public hearing on _____

Mayor _____ APPROVED _____ AYE
REJECTED _____ Reconsidered by Council - Override Vote _____ NAY

President of Council

City Clerk

ORDINANCE

No. **25-027**

1st Reading **SEP 04 2025**
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____

Date to Mayor _____
Date Returned _____
Date Resubmitted to Council _____

Approved as to Form and Legality


WESLEY BRIDGES, ESQ., 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 HOUGHTON AVENUE, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 22402, LOT 33, PURSUANT TO N.J.S.A. 40A:12-13(c), TO VALARANIS
TRIANAFYLLOS 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 15 Klag Avenue, designated as Block 22402, Lot 33 on the City of Trenton Tax Map (hereinafter, the “Parcel”); and

WHEREAS, Valaranis Triantafyllos (the “Applicant”) and contiguous property owner at 38 Houghton Avenue purposes to purchase the Parcel, Block 22402, Lot 33 commonly known as Houghton Avenue (the “Parcel”) (See Application to purchase City-owned Property appended hereto as “Attachment A”; and

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

WHEREAS, in accordance with the Rehabilitation Plan, among other things the Applicant is proposing to keep the Parcel clean and to expand the existing footprint of his property. The applicant will also complete a lot consolidation with his 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 (the “PSARA”) attached to hereto in substantial form as **Attachment “B”**

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. Valaranis Triantafyllos, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 22402, Lot 33, commonly known as Houghton 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>Frisky</i>				SECOND: <i>Feliciano</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 04 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

DCA/DLGS WAIVER NO. _____ (IF APPLICABLE)

ORDINANCE

No. **25 - 088**

1st Reading **SEP 04 2025**

Date to Mayor _____

Public Hearing _____


Date Returned _____

2nd Reading & Passage _____

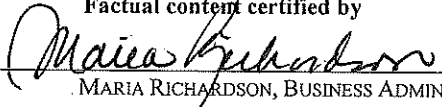
Date Resubmitted to Council _____

Withdrawn _____ Lost _____

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 CREATING THE POSITION OF BUILDING INSPECTOR APPRENTICE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF TECHNICAL SERVICES

WHEREAS, the City of Trenton recognizes the need to maintain an effective and qualified Technical Inspection Division to ensure the health, safety, and welfare of its residents; and

WHEREAS, there is a need to establish a career path and training opportunity for future Building Inspectors to ensure continuity of service, knowledge transfer, and professional development; and

WHEREAS, the City of Trenton is creating the position of Building Inspector Trainee to allow individuals to gain the necessary experience and qualifications to become a certified Building Inspector; and

WHEREAS, the title of Building Inspector Trainee is not currently in existence in any City of Trenton salary ordinances; therefore,

The City Council of the City of Trenton does ordain as follows:

1. That from and after the effective dates herein, the salary schedule below be recognized as duly created and existing in the City of Trenton as listed below:

<u>Title</u>	<u>Union/Range</u>	<u>Salary Range</u>
Building Inspector Trainee	Local 2286; Range 24	\$51,472 – 65,848

2. The salary range shall be effective only upon the availability of funds as appropriated in the budget or budgets, including the temporary budget, as adopted by the City Council of the City of Trenton.

ORDINANCE

3. Any Ordinance or parts of Ordinances inconsistent with this Ordinance are hereby repealed.
4. This Ordinance shall be effective after final passage and publication.
5. This Ordinance shall be codified within the City of Trenton Code.

INTRODUCTION:				MOTION: Frisby				SECOND: Williams				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 SEP 04 2025

Adopted on second reading after the public hearing on _____

Mayor _____ APPROVED _____ Reconsidered by Council – Override Vote _____ AYE _____
 REJECTED _____ NAY _____

President of Council _____ City Clerk _____

DCA/DLGS Waiver No. **SEP 04 2025** (If Applicable)

ORDINANCE

No. **25-089**

1st Reading _____

Public Hearing _____

2nd 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


YOLANDA VAZQUEZ, INTERIM DIRECTOR
HOUSING & ECONOMIC DEVELOPMENT

Councilman/woman _____ presents the following Ordinance:

SPONSORED BY: _____

AN ORDINANCE CREATING THE POSITION OF TECHNICAL ASSISTANT LAND USE FOR THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, DIVISION OF PLANNING

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., authorizes municipalities to establish administrative officers and procedures for the efficient and effective administration of land use regulations; and

WHEREAS, the City of Trenton is creating the position of Technical Assistant Land Use to improve coordination and oversight of planning, zoning and land development processes; and

WHEREAS, the title of Technical Assistant Land Use is not currently in existence in any City of Trenton salary ordinances; therefore,

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

1. That from and after the effective dates herein, the salary schedule below be recognized as duly created and existing in the City of Trenton as listed below:

<u>Title</u>	<u>Union/Range</u>	<u>Salary Range</u>
Technical Assistant Land Use	Local 2286; Range 31	\$55,651 – 72,213

2. The salary range shall be effective only upon the availability of funds as appropriated in the budget or budgets, including the temporary budget, as adopted by the City Council of the City of Trenton.
3. Any Ordinance or parts of Ordinances inconsistent with this Ordinance are hereby repealed.
4. This Ordinance shall be effective after final passage and publication.
5. This Ordinance shall be codified within the City of Trenton Code.

INTRODUCTION:				MOTION: <i>Frisby</i>				SECOND: <i>Edwards</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	AYE	NAY	NV	AB
EDWARDS				✓								FRISBY				✓								GONZALEZ				✓											
ELICIANO				✓								HARRISON				✓																							
FIGUEROA							✓					WILLIAMS							✓																				
SETTENBURG																																							
VV - NO VOTE				AB - ABSENT																																			

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on **SEP 04 2025**

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. **25-090**

1st Reading **SEP 04 2025**

Public Hearing _____

2nd Reading & Passage _____

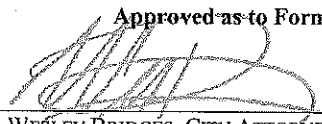
Withdrawn _____ Lost _____

Date to Mayor _____

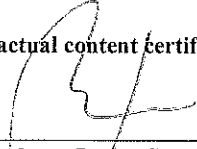
Date Returned _____

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 1055 SOUTH CLINTON AVENUE, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 18901, LOT 52, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MOHAMMED ISLAM FOR
THE SALE PRICE OF SIXTY THOUSAND (\$60,000.00) 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 1055 South Clinton Avenue, designated as Block 18901, Lot 52 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Mohammed Islam (the “Applicant”), the contiguous property owner at 1059 South Clinton Avenue, purposes to purchase and redevelop Block 18901, Lot 52 commonly known as 1055 South Clinton Avenue (the ‘Property”); and

WHEREAS, the Applicant proposes to pay Sixty Thousand (\$60,000.00) Dollars, (the “Purchase Price”); and

WHEREAS, once renovations have been completed, the Applicant intends to list the Property for 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. Mohammed Islam, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 1055 South Clinton Avenue, Lot 52 commonly known as 1055 South Clinton 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>Frisby</i>				SECOND: <i>Edwards</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 04 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. **25-091**

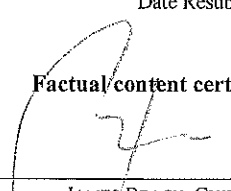
1st Reading **SEP 04 2025**
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____

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 618 DIVISION STREET, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 19301, LOT 26, PURSUANT TO N.J.S.A. 40A:12-13(c), TO ANTHONY CABRERA 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 618 Division Street, designated as Block 19301, Lot 26 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Anthony Cabrera (the “Applicant”) purposes to purchase and redevelop Block 19301, Lot 26 commonly known as 618 Division Street (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

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. Anthony Cabrera, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 19301, Lot 26 commonly known as 618 Division 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>Williams</i>				SECOND: <i>Feliciano</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	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 04 2009**

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 - 092**

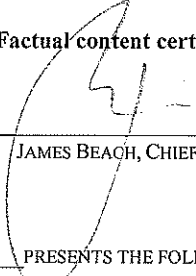
1st Reading **SEP 04 2025**
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____

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 615 GREENWOOD AVENUE, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 14004, LOT 16, PURSUANT TO N.J.S.A. 40A:12-13(c), TO JOAN & ALPHONSO
BROACH FOR THE SALE PRICE OF SEVEN THOUSAND (\$7,000.00) 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 900 Indiana Avenue, designated as Block 14004, Lot 16 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, (the “Applicant”) the contiguous property owner at 617 Greenwood Avenue purposes to purchase and redevelop Block 14004, Lot 16 commonly known as 615 Greenwood Avenue (the ‘Property”); and

WHEREAS, the Applicant proposes to pay Seven Thousand (\$7,000.00) Dollars, (the “Purchase Price”); and

WHEREAS, the Applicant intends to extend the existing footprint of their property and to complete a lot consolidation with their 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.

PAGE 2

1. The above recitals are incorporated herein as if set forth at length herewith.
2. Joan & Alphonso Broach, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 14004, Lot 16 commonly known as 615 Greenwood 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.

President of Council

City Clerk

1st Reading SEP 04 2025
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____

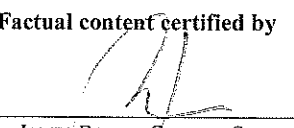
ORDINANCE

No. 25 - 093
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 68 & 70 EVANS AVENUE, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 8902, LOT/S 21 & 20, PURSUANT TO N.J.S.A. 40A:12-13(c), TO MARIEL ZORRILLA
AND ENGELS MEJIA FOR THE SALE PRICE OF SIX THOUSAND (\$6,000.00) 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 68 (side lot) & 70 Evans Avenue, designated as Block 8902, Lot/s 21 & 20 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Mariel Zorrilla & Engels Mejia (the “Applicant”) purposes to purchase and redevelop Block 8902, Lot/s 21 & 20 commonly known as 68 (side lot) & 70 Evans Avenue (the ‘Property”); and

WHEREAS, the Applicant proposes to pay Six Thousand (\$6,000.00) Dollars, (the “Purchase Price”); and

WHEREAS, once renovations have been completed, the Applicant intends to reside in the Property as their primary residence and merge both properties; 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. Mariel Zorrilla & Engels Mejia, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 8902, Lot/s 21 & 20 commonly known as 68 (side lot) & 70 Evans 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: Frisby				SECOND: Edwards				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 04 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 _____


1st Reading SEP 04 2025
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____

ORDINANCE

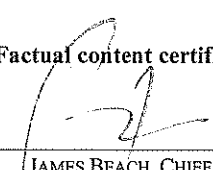
No. 25-094

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 9 FELL STREET, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 9003, LOT 42, PURSUANT TO N.J.S.A. 40A:12-13(c), TO WELVIS & SHIARA TEJADA
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 9 Fell Street, designated as Block 9003, Lot 42 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Welvis & Shiara Tejada (the “Applicant”) purposes to purchase and redevelop Block 9003, Lot 42 commonly known as 9 Fell Street (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

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. Welvis & Shiara Tedjada, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 9003, Lot 42, commonly known as 9 Fell 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																

SEP 04 2025

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. **25-095**

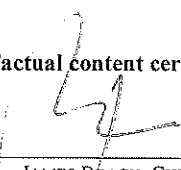
1st Reading **SEP 04 2025**
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____

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 44 BOUDINOT STREET, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 2602, LOT 22, PURSUANT TO N.J.S.A. 40A:12-13(c), TO UVAY TRIVEDI 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 44 Boudinot Street, designated as Block 2602, Lot 22 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Uvay Trivedi (the “Applicant”) purposes to purchase and redevelop Block 2602. Lot 22 commonly known as 44 Boudinot Street (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

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. Uvay Trivedi, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 2602, Lot 22 commonly known as 44 Boudinot 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>Frisky</i>				SECOND: <i>Edwards</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																							

SEP 04 2025

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 _____
 NAY _____ Reconsidered by Council – Override Vote _____

President of Council

City Clerk


ORDINANCE

No. **25-096**

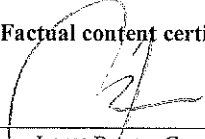
1st Reading **SEP 04 2025**
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____

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 51 CHESTNUT AVENUE, AND IDENTIFIED ON THE CITY TAX MAP,
BLOCK 13203, LOT 12, PURSUANT TO N.J.S.A. 40A:12-13(c), TO PARADIGM VENTURE
HOLDINGS 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 51 Chestnut Avenue, designated as Block 13203, Lot 12 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Paradigm Venture Holdings LLC (the “Applicant”), the contiguous property owner at 53 Chestnut Avenue, purposes to purchase and redevelop Block 13203, Lot 12 commonly known as 51 Chestnut Avenue (the ‘Property”); and

WHEREAS, the Applicant proposes to pay Twenty-Five Thousand (\$25,000.00) Dollars, (the “Purchase Price”); and

WHEREAS, once renovations have been completed, the Applicant intends to list the Property for 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. Paradigm Venture Holdings LLC, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 13203, Lot 12 commonly known as 51 Chestnut 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>Frisby</i>				SECOND: <i>Edwards</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	AYE	NAY	NV						
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
REJECTED
Reconsidered by Council – Override Vote

NAY

President of Council
City Clerk

1st Reading _____
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____


SEP 04 2025

ORDINANCE


No. 25 - 097

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 19 WEST INGHAM AVENUE, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 7002, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(c), TO TRACEY SYPHAX FOR THE
SALE PRICE OF THREE THOUSAND FIVE HUNDRED (\$3,500.00) 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 19 West Ingham Avenue, designated as Block 7002, Lot 6 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Tracey Syphax (the “Applicant”) purposes to purchase and redevelop Block 7002, Lot 6 commonly known as 19 West Ingham Avenue (the ‘Property”); and

WHEREAS, the Applicant proposes to pay Three Thousand Five Hundred (\$3,500.00) Dollars, (the “Purchase Price”); and

WHEREAS, the Applicant intends to clean and clear the lot and repair fencing; 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. Tracey Syphax, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 7002, Lot 6 commonly known as 19 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: Frisby				SECOND: Williams				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 04 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

ORDINANCE

No. **25-098**

1st Reading **SEP 04 2025**

Public Hearing _____

2nd Reading & Passage _____


Withdrawn _____ Lost _____

Date to Mayor _____

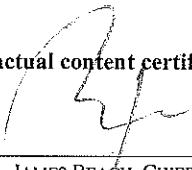
Date Returned _____

Date Resubmitted to Council _____

Approved as to Form and Legality


WESLEY BRIDGE, 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 535-537 GLADSTONE AVENUE, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 28601, LOT 25, PURSUANT TO N.J.S.A. 40A:12-13(c), TO LUCIDANIA ESPINAL-
RODRIGUEZ 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 535-537 Gladstone Avenue, designated as Block 28601, Lot 25 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Lucidana Espinal-Rodriguez (the “Applicant”), a current City of Trenton employee, purposes to purchase and redevelop Block 28601, Lot 25 commonly known as 535-537 Gladstone 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-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. Lucidania Espinal-Rodriguez, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 28601, Lot 25 commonly known as 535-537 Gladstone 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: Frisby				SECOND: Feliciano				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 04 2023**

Adopted on second reading after the public hearing on _____

AYE
Mayor
NAY

APPROVED
REJECTED

Reconsidered by Council - Override Vote

President of Council

City Clerk

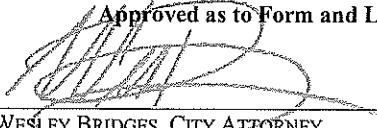
ORDINANCE

No. 25 - 099

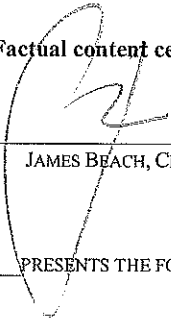
1st Reading SEP 04 2025
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____

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 318 NORTH CLINTON AVENUE AND 320 REAR NORTH CLINTON
AVENUE, AND IDENTIFIED ON THE CITY TAX MAP, BLOCK 1701, LOT/S 33 & 35, PURSUANT
TO N.J.S.A. 40A:12-13(c), TO RUBI G. BETEMIT GRULLON FOR THE SALE PRICE OF SIX
THOUSAND (\$6,000.00) 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 318 North Clinton Avenue and 320 (lot) Rear North Clinton Avenue, designated as Block 1701, Lot/s 33 & 35 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Rubi G. Betemit Grullon (the “Applicant”), a current City of Trenton employee, purposes to purchase and redevelop Block 1701, Lot/s 33 & 35 commonly known as 318 North Clinton Avenue and 320 Rear North Clinton Avenue (the ‘Property’); and

WHEREAS, the Applicant proposes to pay Five Thousand (\$5,000.00) Dollars for 318 North Clinton Avenue and One Thousand (\$1,000.00) Dollars for 320 (lot) Rear North Clinton Avenue totaling Six Thousand (\$6,000.00) 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. Rubi G. Betmit Grullon, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 1701, Lot/s 33 & 35, commonly known as 318 North Clinton Avenue and 320 (lot) Rear North Clinton 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: Frisby				SECOND: Feliciano				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																							

SEP 04 2025

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

SEP 04 2025

ORDINANCE

No. 25-100


1st Reading _____
Public Hearing _____
2nd 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 112 CUYLER AVENUE, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 27204, LOT 6, PURSUANT TO N.J.S.A. 40A:12-13(c), TO WENDY A. CABRERA 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 112 Cuyler Avenue, designated as Block 27204, Lot 6 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Wendy Cabrera (the “Applicant”) purposes to purchase and redevelop Block 27204, Lot 6 commonly known as 112 Cuyler 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

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. Wendy A. Cabrera, is hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 27204, Lot 6 commonly known as 112 Cuyler 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>Frisby</i>				SECOND: <i>Williams</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																											

SEP 04 2025

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. **25-101**

1st Reading **SEP 04 2025**

Public Hearing _____

2nd 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 75 CULBERTSON AVENUE, AND IDENTIFIED ON THE CITY TAX
MAP, BLOCK 14105, LOT 7, PURSUANT TO N.J.S.A. 40A:12-13(c), TO YUBERLYN D. CABRERA
AND AREVALO F. ZELADA 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 75 Culbertson Avenue, designated as Block 14105, Lot 7 on the City of Trenton Tax Map (hereinafter, the “Property”); and

WHEREAS, Yuberlyn D. Cabrera & Arevalo F. Zelada (the “Applicant”) purposes to purchase and redevelop Block 14105, Lot 7 commonly known as 75 Culbertson 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

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. Yuberlyn D. Cabrera & Arevalo F. Zelada, are hereby designated as Redeveloper for certain city-owned property identified on the City's tax map as Block 14105, Lot 7 commonly known as 75 Culbertson 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>Frisby</i>				SECOND: <i>Williams</i>				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																							

SEP 04 2025

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

REJECTED

Reconsidered by Council – Override Vote

President of Council

City Clerk

ORDINANCE

No. _____

25 - 102

1st Reading _____

SEP 04 2025

Public Hearing _____

2nd 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 27 HAMPTON AVENUE, AND IDENTIFIED ON THE
CITY TAX MAP, BLOCK 26402, LOT 1 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO
DIEGO BARRIOS FOR THE SALE PRICE OF TWO THOUSAND FIVE HUNDRED
(\$2,500.00) DOLLARS**

WHEREAS, there is within the City of Trenton certain city-owned real property located at 27 Hampton Avenue, designated as Block 26402, Lot 1 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 March/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, Diego Barrios, the contiguous property owner at 29 Hampton Avenue (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 his 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 Two Thousand Five Hundred (\$2,500.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, 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 27 Hampton Avenue, designated as Block 26402, Lot 1 at private sale to the Purchaser, Diego Barros for Two Thousand Five Hundred (\$2,500.00) 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>Frisky</i>					SECOND: <i>Feliciano</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	AYE	NAY	NV	AB														
EDWARDS	✓								FRISBY	✓								GONZALEZ	✓																									
FELICIANO	✓								HARRISON				✓																															
FIGUEROA KETTENBURG				✓					WILLIAMS	✓																																		
NV - NO VOTE					AB - ABSENT																																							

SEP 04 2025

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 _____ Reconsidered by Council – Override Vote _____ AYE
REJECTED _____ NAV

President of Council _____

City Clerk _____

ORDINANCE

25-103

1st Reading SEP 04 2023

No. _____

Date to Mayor _____

Public Hearing _____

Date Returned _____

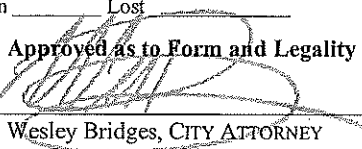
2nd Reading & Passage _____

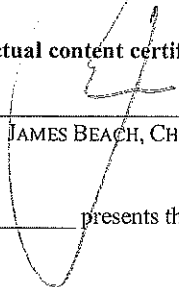
Date Resubmitted to Council _____

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 39 TYRELL AVENUE, AND IDENTIFIED ON THE CITY
TAX MAP, BLOCK 1701, LOT 54 PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO RUTH
ROSE HAWKINS FOR THE SALE PRICE OF ONE THOUSAND FIVE HUNDRED
(\$1,500.00) DOLLARS**

WHEREAS, there is within the City of Trenton certain city-owned real property located at 39 Tyrell Avenue, designated as Block 1701, Lot 54 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 October/2002, 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, Ruth Rose Hawkins, the contiguous property owner at 37 Tyrell Avenue (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 Five Hundred (\$1,500.00) Dollars, which the City deems reasonable based upon the size, location, and condition of the Property, 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 39 Tyrell Avenue, designated as Block 1701, Lot 51 at private sale to the Purchaser, Ruth Rose Hawkins for One Thousand Five Hundred (\$1,500.00) 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: Frisby					SECOND: Feliciano					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	✓																																		
NV - NO VOTE										AB - ABSENT																																		

SEP 04 2025

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 - 105

1st Reading SEP 04 2025

Public Hearing _____

2nd Reading & Passage _____

Withdrawn _____ Lost _____

Date to Mayor _____

Date Returned _____

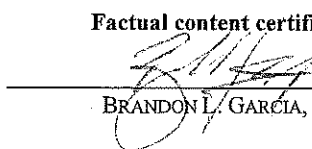
Date Resubmitted to Council _____

Approved as to Form and Legality



WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by



BRANDON L. GARCIA, RMC, CITY CLERK

Councilman /woman _____ Gonzalez _____ presents the following Ordinance:

Sponsored by: _____

AN ORDINANCE REGULATING COMMERCIAL AND BUSINESS LEASE RENT INCREASES WITHIN THE CITY OF TRENTON

WHEREAS, the City of Trenton seeks to promote fair and equitable rental practices for commercial and business tenants; and

WHEREAS, the City recognizes the importance of fostering a stable and supportive environment for businesses to operate and grow, and

WHEREAS, excessive and arbitrary rent increases for commercial and business properties create undue hardship for business owners and hinder economic development within the City;

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

SECTION 1. Purpose and Scope

This Ordinance establishes guidelines for rental increases for commercial and business leases and rentals within the City of Trenton and aligns such increases with the City's existing Rent Stabilization Ordinance. This Ordinance shall apply to all owners, lessors, or entities renting or leasing commercial buildings or spaces to tenants engaged in business or commercial operations.

SECTION 2. Maximum Allowable Rent Increases

1. No owner, landlord, or lessor of a Commercial or Business property shall increase rent by more than four percent (4%) of the existing rent amount within any twelve (12) month period.
2. Rent increases are only permitted at the time of lease renewal or the period in which rents are paid and must be disclosed to the tenant in writing at least 60 days prior to the increase or lease expiration date, whichever is earlier.

ORDINANCE

3. Mid-lease rent increases are prohibited, regardless of market conditions, unless explicitly stated and agreed upon in written Lease Agreement in compliance with this Ordinance.

SECTION 3. Exemptions

This Ordinance does not apply to:

- Government leases or public-private partnership developments where separate contractual rent escalation terms are in effect.
- Short-term leases or rentals of less than 90 days which are not renewable.

SECTION 4.

Any owner, landlord or lessor of a Commercial or Business property may seek relief from the City's Rent Stabilization Board pursuant to sections 222-7A & B; 222-9; 222-10; a lessee or renter may seek relief pursuant to section 222-12, challenging any such action by an owner, landlord or lessor.

SECTION 5. Enforcement and Penalties

1. Violations of this ordinance shall be subject to a fine not exceeding \$1,000 per violation.
2. Tenants may also file complaints with the City's Rent Control or Housing Division for investigation and resolution.
3. In addition to fines, second and subsequent violations may in the discretion of the City result in denial of a Certificate of Occupancy for the future leasing or rental of the subject premises.

SECTION 6. Effective Date

This Ordinance shall take effect pursuant to NJSA 40A:69-181 and other applicable law.

INTRODUCTION:	MOTION: <i>Frisby</i>				SECOND: <i>Edwards</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 04 2025

Adopted on second reading after the public hearing on

Mayor

APPROVED
REJECTED

Reconsidered by Council - Override Vote

AYE
NAY

President of Council

City Clerk

SEP 04 2025

ORDINANCE

No. 25-106

1st Reading _____

Public Hearing _____

2nd 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

JIM BEACH, CHIEF OF STAFF

Councilman/woman _____ presents the following Ordinance:

ORDINANCE AUTHORIZING THE CONVEYANCE OF ABANDONED CITY PROPERTIES SLATED FOR DEMOLITION TO LOCAL DEVELOPERS AS AN ALTERNATIVE TO DEMOLITION UNDER THE NEIGHBORHOOD REDEVELOPMENT AND REVITALIZATION PROGRAM

WHEREAS, the City of Trenton has identified twenty-nine (29) abandoned residential properties that were among the thirty-four (34) properties previously designated for demolition under its July 10, 2025, submission to the New Jersey Housing and Mortgage Finance Agency ("HMFA") as part of its Neighborhood Redevelopment and Revitalization Program ("NRRP"); and

WHEREAS, the average cost of demolition for these structures is estimated at \$60,000 per property, totaling \$2.1 million in potential municipal expenditure; and

WHEREAS, three local developers — Andre Williams, Brittany Littlejohn, and Avalon Group — have each submitted proposals to stabilize, rehabilitate and take ownership of, the 29 City-owned properties slated for demolition, at no cost to the City, in lieu of proceeding with demolition;

WHEREAS, these developers have demonstrated a track record of successful stabilization and rehabilitation work in the City of Trenton and have agreed to assume all responsibility and risk associated with the redevelopment of these otherwise demolition-worthy structures;

WHEREAS, in addition to the 29 City-owned properties identified in the City's HMFA submission, 417 Federal Street was previously slated for demolition, but has been stabilized by the Avalon Group at no cost to the City and sparing the City the associated expenses of demolishing this property; and

WHEREAS, the City has determined that it is in the public interest to transfer the 30 City-owned properties, including 417 Federal Street, to experienced local developers, rather than incur the expense of demolition and attempt to recruit spot developers for individual redevelopment; and

WHEREAS, transferring such properties to qualified local developers for rehabilitation is a more desirable outcome than demolition, as it avoids the creation of vacant lots and instead restores housing stock that can return to the market and serve current and future residents of the City; and

WHEREAS, prior to conveyance, each of the above-listed properties shall be verified by the Department of Housing and Economic Development to ensure: (1) the property is legally owned by the City of Trenton, (2) it has not been previously contracted or encumbered to a third party, and (3) any outstanding liens or legal encumbrances are appropriately resolved or addressed.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Trenton, County of Mercer, and State of New Jersey, as follows:

SECTION 1:

The following 30 properties are hereby **conveyed** to the designated developers, as indicated:

ORDINANCE

No. _____

Developer	Property Addresses
Andre Williams	17 Huston Alley, 445 Lamberton Street, 420 Monmouth Street, 422 Monmouth Street, 141 Wayne Avenue, 18 Ellsworth Avenue, 346 Brunswick Avenue, 140 Exton Street, 27 Chapel Street, 136 Humboldt Street
Brittany Littlejohn	574 Second Street, 102 New Rose Street, 42 Christoph Avenue, 44 Christoph Avenue, 127 Spring Street, 635 N. Willow Street, 14 Camden Street, 13 Trent Street, 59 Phillips Avenue, 34 Chase Street
Avalon Group	629 Martin L. King, Jr., Blvd., 251 Walnut Avenue, 253 Walnut Avenue, 311 N. Montgomery Street, 4 Hancock Street, 208 Rosemont Avenue, 210 Rosemont Avenue, 6 Humboldt Street, 601 Edgewood Avenue, 417 Federal Street

See Appendix A attached

SECTION 2:

The City shall prepare and execute deeds of conveyance for the above listed City-owned properties to the developers named above, subject to verification by the Department of Housing and Economic Development that each property is City-owned, unencumbered by third-party contracts, and free of unresolved liens or legal barriers to transfer *same*.

Each developer shall rehabilitate the properties in accordance with all applicable city codes, redevelopment plans, and land use regulations.

SECTION 3:

Each property shall be subject to a reversionary clause to ensure rehabilitation is completed within a timeframe established by the Department of Housing and Economic Development. Failure to comply may result in reversion of the property to the City.

SECTION 4:

This ordinance shall take effect upon final passage and publication in accordance with law.

INTRODUCTION:	MOTION:	SECOND:	ORD. AUTHORED BY:	ADOPTION	MOTION:	SECOND:
	FRISBY	EDWARDS				
	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			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

SEP 04 2025

Adopted on second reading after the public hearing on

Mayor

APPROVED
REJECTED

Reconsidered by Council - Override Vote

AYE
NAY


President of Council

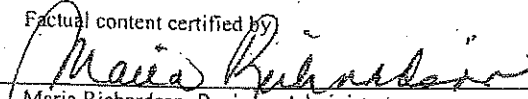
City Clerk

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 AMENDING RESOLUTION NUMBER 24-510, AUTHORIZING THE SHARED SERVICES AGREEMENT (SSA) BETWEEN THE CITY OF TRENTON AND THE COUNTY OF MERCER FOR HAZARDOUS MATERIALS (HAZMAT) RESPONSE SERVICES, EXTENDING THE TERM OF SERVICES FROM TWO (2) YEARS TO FIVE (5) YEARS

WHEREAS, the County of Mercer entered into a Shared Services Agreement (SSA) with the City of Trenton to provide hazardous materials emergency response services for a term of two (2) years, from January 1, 2025 through December 31, 2026, in the annual amount of Fifty Thousand Dollars (\$50,000.00), as authorized by Resolution Number 24-510, adopted December 5, 2024; and

WHEREAS, it is necessary to amend the original Shared Services Agreement in order to extend the term of services from two (2) years to five (5) years, at the same annual amount of Fifty Thousand Dollars (\$50,000.00) (County funds), to enable the County of Mercer to remain eligible to apply for and/or receive grants to support these services, including, but not limited to, the New Jersey Local Efficiency Achievement Program (LEAP) Implementation Grant;

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

- A. The original Shared Services Agreement, authorized by Resolution Number 24-510 on December 5, 2024, is hereby amended to extend the term of services from two (2) years to five (5) years, effective January 1, 2025 through December 31, 2029; and
- B. All other terms and conditions of the Shared Services Agreement dated December 5, 2024, shall remain in full force and effect.

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

RESOLUTION

No. 25-356

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 EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MERIDIAN FURNITURE INC FOR BLOCK 23203, LOT 1 AND BLOCK 23102, LOTS 1, 2 & 9

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, the City Council of the City of Trenton ("City Council"), in order to facilitate the development, redevelopment, and rehabilitation of the City, adopted Resolution 02-742 determining that the Enterprise Avenue Redevelopment Area, including property now designated on the official tax maps of the City of Trenton as Block 23203, Lot 1 and Block 23102, Lots 1, 2 & 9 (collectively, the "Property") qualified as an Area in Need of Redevelopment pursuant to the Redevelopment Law; and

WHEREAS, pursuant to its plans for the revitalization of the City, the City Council by way of Ordinance No. 25-084 adopted a redevelopment plan for the Property entitled "2025 Enterprise Avenue Redevelopment Plan," dated July 17, 2025 (the "Redevelopment Plan"), which sets forth specific plans for the redevelopment of the Property; and

WHEREAS, the Redevelopment Law, N.J.S.A. 40A:12A-8(f), authorizes the City to arrange or contract with a redeveloper for the planning, construction, or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

WHEREAS, the City and Meridian Furniture Inc (the "Redeveloper") have engaged in negotiations and the City Council has determined that it is in the best interests of the City to enter into a Redevelopment Agreement with the Redeveloper for the redevelopment of the Property which includes the relocation and continuation of the Assunpink Greenway Path and the construction of a new warehouse, as well as associated site improvements (the "Redevelopment Agreement").

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Trenton:

1. That the City Council does hereby designate Meridian Furniture Inc as redeveloper for the property known as Block 23203, Lot 1 and Block 23102, Lots 1, 2 & 9 on the official tax maps of the City of Trenton.

RESOLUTION

2. That the City Council does hereby authorize the execution of a Redevelopment Agreement between the City of Trenton and Meridian Furniture Inc.

3. That the City Council does hereby authorize the Mayor and the City Clerk to execute said Redevelopment Agreement on behalf of the City of Trenton in final form approved by City Redevelopment Counsel.

BE IT FURTHER RESOLVED that 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					WILLIAMS									
KETTENBURG														

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

President of Council

City Clerk

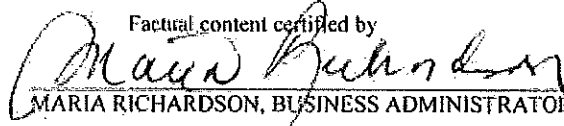
RESOLUTION No. 25-357

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 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 CONCENTRA FOR OCCUPATIONAL HEALTH SERVICES FOR THE CITY OF TRENTON EMPLOYEES FOR THE DEPARTMENT OF ADMINISTRATION FROM SEPTEMBER 1, 2025 TO AUGUST 31, 2026, IN AN AMOUNT NOT TO EXCEED \$128,200.00 WITH THE OPTION TO EXTEND TWO (2) ONE (1) YEAR EXTENSIONS - CC2025-08

WHEREAS, the City of Trenton, Department of Administration, has a need for Occupational Health Services for the City of Trenton Employees from September 1, 2025, to August 31, 2026, with the option to extend two (2) one (1) year extensions; 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 two (2) proposals were received on July 31, 2025 at 11:00am in the Division of Purchasing; by the Purchasing Agent and were evaluated by the evaluation committee based on criteria that included, experience, understanding of requirements and cost; and

WHEREAS, the proposal of Occupational Health Centers of New Jersey DBA Concentra 2542 Brunswick Pike, Lawrenceville, New Jersey 08648 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 \$128,200.00 are available in account numbers: 5-01- - 80 8060-290 (\$42,733.33) and 6-01-80-8060-290 (\$85,466.67). This contract shall be awarded from September 1, 2025, to August 31, 2026, with the option to extend two (2) one (1) year extensions; and

NOW THEREFORE IT IS RESOLVED, by the City Council of Trenton that the Mayor is hereby authorized to execute a contract with Occupational Health Centers of New Jersey DBA Concentra 2542 Brunswick Pike, Lawrenceville, New Jersey 08648 in an amount not to exceed \$128,200.00 for Occupational Health Services for the City of Trenton Employees for a period of one (1) year with the option to extend two (2) one (1) year extensions for the City of Trenton, Department of Administration 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, 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: CONCENTRA MEDICAL CENTERS
Address# 1: 2542 BRUNSWICK PIKE
Address# 2:
City: LAWRENCEVILLE
State: NEW JERSEY
Zip Code: 08648

Purpose: Health Clinic Services

Fund: Current Fund

Account Number 5-01 - -80-8060-290
(\$42,733.33)
(6-01 - -80-8060-290)
(\$85,466.67)

Vendor ID:

Requisition Number:

Amount not to exceed: \$128,200



Chief Financial Officer

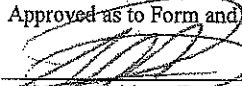

9/10/2025

Date

Date of Adoption _____

Approved as to Form and Legality

Factual content certified by


Wesley Bridges, Esq., CITY ATTORNEY
Steve Wilson, Police Director

COUNCILMAN / WOMAN _____

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: _____

**RESOLUTION AUTHORIZING APPLICATION AND ACCEPTANCE OF GRANT FUNDS
FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR AN
ANTI-VIOLENCE OUT-OF-SCHOOL FY2026 GRANT APPLICATION
IN THE AMOUNT OF \$2,000,000.00**

WHEREAS, the City of Trenton seeks to apply for and accept a grant in the amount of \$2,000,000.00 from the New Jersey Department of Community Affairs to continue the "Trenton Anti-Violence Program" anti-crime initiative for youth; and

WHEREAS, the violence prevention/intervention plan is to enhance the community-based violence reduction initiative, a complementary strategy to policing through a public health lens, employing a relationship-based intervention, mentoring and case management model to reduce the ongoing epidemic of youth violence in the City of Trenton, NJ; and

WHEREAS, this grant will allow the City of Trenton to continue its initiative called "The Trenton Community Street Team," a Community-based violence reduction initiative, a complimentary strategy to policing, that has redefined the way we understand public safety. This program works by addressing crime and trauma through a public health lens, employing a relationship-based intervention, mentoring and case management model to reduce violence and crime in the city. As part of the City's coordinated public safety strategy, it has become more imperative to continue a community-based coordinated approach to violence. We anticipate that this will continue to lead to an overall reduction in homicides, violence and overall crime city-wide; and

NOW, THEREFORE, IT IS RESOLVED, by the City Council of the City of Trenton that the Mayor is hereby authorized to apply and accept this grant provided by NJDCA for a youth Anti-Violence Out-of-School initiative FY2026 Grant Application and is hereby authorized to execute any and all documents pertaining to said grant.

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

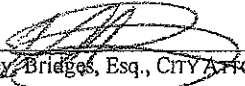
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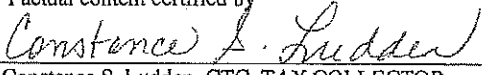
25-355

Date of Adoption _____

Approved as to Form and Legality

Factual content certified by


Wesley Bridges, Esq., CITY ATTORNEY


Constance S. Ludden, CTC, TAX COLLECTOR

COUNCILMAN / WOMAN _____

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: _____

RESOLUTION AUTHORIZING ASSIGNMENT OF 74 TAX SALE CERTIFICATES IN THE AMOUNT OF \$4,149,574.17 PURSUANT N.J.S.A. 54:5-112 AND N.J.S.A. 54:5-113

WHEREAS pursuant to the provisions of N.J.S.A. 54:5-112 and N.J.S.A. 54:5-113, various entities, as listed on the attached Schedule A have tendered to the City of Trenton the total amount due or an amount not less than the assessed value of said properties in tax arrearages, TWW arrearages along with all interest, costs and fees represented by the tax sale certificates listed on said schedule and have applied pursuant to said statute for the assignment of the Tax Sale Certificates representing said arrearages to them, and

WHEREAS appropriate notice of said assignment has been published, posted and mailed to the owners of said properties as required by N.J.S.A. 54:5-112 and N.J.S.A. 54:5-113;

NOW THEREFORE IT IS RESOLVED by the City Council of the City of Trenton that it does hereby authorize the assignment of said 74 Tax Sale Certificates totaling \$4,149,574.17 for the purposes aforesaid pursuant to the attached schedule A, and directs that the appropriate documentation be prepared and furnished by the Tax Collector of the City of Trenton.

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

9/16/2025			Schedule A			
BLOCK	LOT	CERT #	PROPERTY LOCATION	OWNER OF RECORD	TOTAL	ASSIGNEE
6903	2	15-01977	572 Roosevelt St.	Brittingham, Victoria E	74,583.41	Trenton Opportunity 11 LLC
6904	1	17-02492	206 Wayne Ave.	Norman, Kyle E	34,949.68	Trenton Opportunity 11 LLC
6905	30	17-02496	533-Rear W Ingham Ave.	Carter, Walter	33,038.10	Trenton Opportunity 11 LLC
7013	7	11-02011	523 Mrtm King Jr Blvd.	Willie, James F	79,682.54	Trenton Opportunity 11 LLC
8301	54	20-01288	464 Mrtm King Jr Blvd	Tapia Amado	19,115.60	Trenton Opportunity 11 LLC
8404	44	14-02027	29-45 Rose St.-Middle	Mdle Rose Condo Assn Attn: Byrd, Pat	23,238.91	Trenton Opportunity 11 LLC
8501	3	12-01834	670 Mrtm King Jr Blvd.	Hearn, Hubert & Mary	74,064.66	Trenton Opportunity 11 LLC
8502	6	18-01436	712 Mrtm King Jr Blvd.	Rock Bottom Urban Rehabilitation LLC	92,131.84	Trenton Opportunity 11 LLC
8602	6	11-02125	707 Mrtm King Jr Blvd.	Braggs, Carl	75,000.00	Trenton Opportunity 11 LLC
8602	11	12-01841	697 Mrtm King Jr Blvd.	Ray of Hope Finder, Inc.	61,799.90	Trenton Opportunity 11 LLC
8603	42	11-02135	11 Trent St.	Hogan, Ernest & Wife	65,873.27	Trenton Opportunity 11 LLC
8604	24	11-02138	152 Trent St.	White, Keith B	75,328.94	Trenton Opportunity 11 LLC
8604	25	24-01576	Trent St.	Trenton 1020 LLC c/o FD-Property Tx	3,161.53	Trenton Opportunity 11 LLC
8703	12	11-02149	901 Mrtm King Jr Blvd.	Hoyle, Joseph Emanuel Jr	80,000.00	Trenton Opportunity 11 LLC
8805	20	17-02615	1006 Mrtm King Jr Blvd.	Rodriguez, Angel M & Ramirez, Maritza	63,297.57	Trenton Opportunity 11 LLC
8903	18	10-01904	694 Southard St.	Betha, Noah Williams	79,760.10	Trenton Opportunity 11 LLC
10303	21	09-02041	39 Turpin St.	Mocos, LLC	76,758.16	Trenton Opportunity 11 LLC
10308	24	18-01575	504 Lamberton St.	Pinnacle Mgmt Services Inc.	65,000.00	Trenton Opportunity 11 LLC
10504	44	15-02279	230 Hills Alley	Patel, Chetan	31,908.75	Trenton Opportunity 11 LLC
10505	55	09-02084	229 Hills Alley	Gordon, Paul O & Donna M	70,000.00	Trenton Opportunity 11 LLC
10505	67	08-01697	321 Hills Alley	29 Passaic LLC	75,000.00	Trenton Opportunity 11 LLC
10802	4	24-01678	426 Bridge St.	426 Bridge Street Trust	6,158.98	Trenton Opportunity 11 LLC
10802	6	12-02004	329 Ferry St.	329 Ferry, LLC	67,083.92	Trenton Opportunity 11 LLC
10802	7	24-01679	331 Ferry St.	Ferry Street Trust	4,074.51	Trenton Opportunity 11 LLC
11003	80	10-02023	55 Power St.	Price, Eartha & Calvin	77,231.23	Trenton Opportunity 11 LLC
11004	53	17-02772	57 Asbury St.	Roldan Eliud & Conover Rhasaun L	39,731.28	Trenton Opportunity 11 LLC
11006	38	12-02018	531 Lamberton St.	Wambugo Jane	62,395.78	Trenton Opportunity 11 LLC
12901	1	08-01767	799 E State St.	House Of God For All People Inc	87,114.58	Trenton Opportunity 11 LLC
12901	36	10-02101	775 E State St.	150 West State Street Corporation	87,621.39	Trenton Opportunity 11 LLC
16105	10	23-00796	692 S Broad St.	GVI Real Estate Management	18,246.14	Trenton Opportunity 11 LLC

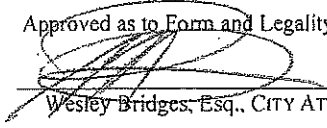
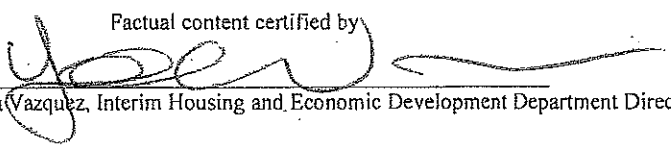
18401	21	16-02618	19 Elm St.	Rose, Robert & Straub, Robert J	50,073.40	Trenton Opportunity 11 LLC
18407	20	24-00003	807 Beatty St.	Wilkins Briana & McInnis Jazzmin	5,772.50	Trenton Opportunity 11 LLC
22403	17	14-02735	20 Girard Ave.	Cruz, Carmen & Cortez, Roxane Cruz	70,740.62	Trenton Opportunity 11 LLC
22801	2	16-02910	239 Breunig Ave.	Kamal, Mustafa	31,824.87	Trenton Opportunity 11 LLC
23803	13	24-02130	951 Pennsylvania Ave.	YGI Property Mgmt LLC c/o Somayah G	73,838.45	Trenton Opportunity 11 LLC
26602	7	11-03309	454 Walnut Ave.	Morris, Raymond	79,295.69	Trenton Opportunity 11 LLC
26905	17	11-03340	29 S Logan Ave.	Brown, Aaron F Jr Et UX	75,000.00	Trenton Opportunity 11 LLC
27401	1	11-03385	361 Walnut Ave.	Trungia Properties, LLC	76,000.00	Trenton Opportunity 11 LLC
27905	10	19-01769	Culbertson Ave.	Zukowski Alan	23,543.06	Trenton Opportunity 11 LLC
33303	7	13-02911	45 Kelsey Ave.	Mintee, Pauline Roberts	84,758.98	Trenton Opportunity 11 LLC
34101	5	17-01590	1 Sanhican Dr.	Williams, Darryl S	89,803.14	Trenton Opportunity 11 LLC
2202	14	13-01362	10 West End Ave.	Howarth Paul J & Sherri A	71,515.64	Trenton Opportunity 11 LLC
2601	5	07-00980	609 Edgewood Ave.	Center City Redevelopment, LLC	43,694.91	Trenton Opportunity 11 LLC
2601	28	11-01531	655 Edgewood Ave.	Silvis, Geraldine Miller	59,000.00	Trenton Opportunity 11 LLC
3302	4	18-01178	77 S Hermitage Ave.	Jusu, Benjamin B	40,501.99	Trenton Opportunity 11 LLC
5901	5	11-01817	617 Stuyvesant Ave.	Serrano, Felipe	52,000.00	Trenton Opportunity 11 LLC
6101	17	09-01709	27 Ellsworth Ave.	Hoe, Lie Gwan	40,738.23	Trenton Opportunity 11 LLC
6101	18	10-01592	25 Ellsworth Ave.	Tahir Selda	54,000.00	Trenton Opportunity 11 LLC
6101	22	14-01869	17 Ellsworth Ave.	Lemons, Kyle & Lemons, Willie	54,500.00	Trenton Opportunity 11 LLC
6101	26	05-00921	127 Hoffman Ave.	Briggs, Carl	43,626.79	Trenton Opportunity 11 LLC
6104	24	10-01608	660 Stuyvesant Ave.	Khawaja Zarina	89,772.88	Trenton Opportunity 11 LLC
6106	4	11-00199	788 Stuyvesant Ave.	Ritter, Justine	59,500.00	Trenton Opportunity 11 LLC
6201	34	10-01617	842 Stuyvesant Ave.	Multi Service of NY Inc c/o Ruben Y	36,107.41	Trenton Opportunity 11 LLC
6903	1	11-01971	570 Roosevelt St.	Ita, Callixtus E	55,000.00	Trenton Opportunity 11 LLC
6903	8	14-01961	588 Roosevelt Ave.	Burrell, Sharon	82,000.00	Trenton Opportunity 11 LLC
7013	12	06-01227	513 1/2 Mrtm King Jr Blvd	Garris, Alan	31,062.86	Trenton Opportunity 11 LLC
8502	7	15-02067	710 Mrtm King Jr Blvd	Bridgepack Real Estate Holdings LLC	58,700.00	Trenton Opportunity 11 LLC
8502	13	11-02098	698 Mrtm King Jr Blvd	Cherry, James E	55,800.00	Trenton Opportunity 11 LLC
8603	6	13-01804	683 Mrtm King Jr Blvd	Gaines, John A EST	73,500.00	Trenton Opportunity 11 LLC
8701	16	13-00320	1104 N Willow St.	Ward, Olivia, c/o Tracy Grant	69,700.00	Trenton Opportunity 11 LLC
8805	18	05-01150	16 Vine St.	Richardson, Alyce R	40,187.32	Trenton Opportunity 11 LLC
8807	30	15-02125	106 Vine St.	Austell, James & Wife	39,378.73	Trenton Opportunity 11 LLC
9002	25	10-01914	221-223 Phillips Ave.	Centercity Redevelopment, LLC	28,742.34	Trenton Opportunity 11 LLC

9301	30	10-01929	21 W Paul Ave.	Peterman, Alstair & Turner, Willie H	58,600.00	Trenton Opportunity 11 LLC
11003	81	03-00645	57 Power St.	Church, Scott A	25,178.93	Trenton Opportunity 11 LLC
12203	34	11-02463	860 Centre St.	Skinta, Laszlo EST	49,700.00	Trenton Opportunity 11 LLC
13701	4	13-02080	138 Pearl St.	Smith, Paulette	83,500.00	Trenton Opportunity 11 LLC
19804	1	10-02499	509 Stanton St.	Clarke, William T.	65,303.41	Trenton Opportunity 11 LLC
20306	9	17-03324	25 Brown St.	Davidson Heidi EST c/o Davidson Wm	71,200.00	Trenton Opportunity 11 LLC
26906	10	11-03341	50 Cleveland Ave.	Narcavage, Albert W & Rose V EST	41,790.61	Trenton Opportunity 11 LLC
27002	25	10-02842	117 S Logan Ave.	Brown Dawn	40,070.64	Trenton Opportunity 11 LLC
32002	11	11-03567	1 Edwards Plaza	Bergen Square Community Dev	62,300.00	Trenton Opportunity 11 LLC
33303	8	11-03583	43 Kelsey Ave.	Treadwell, Linda Marie	61,200.00	Trenton Opportunity 11 LLC
33303	46	11-03589	27 Short St.	Williams, Nenneth R.	47,700.00	Trenton Opportunity 11 LLC
					4,149,574.17	

Date of Adoption _____

Approved as to Form and Legality

Factual content certified by


Wesley Bridges, Esq., CITY ATTORNEY
Yolanda Vazquez, Interim Housing and Economic Development Department Director

COUNCILMAN / WOMAN _____

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: _____

RESOLUTION AUTHORIZING THE CITY OF TRENTON TO APPLY FOR AND ACCEPT A FISCAL ALLOTMENT NOT TO EXCEED \$311,948.00 FROM THE NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY ZONE ASSISTANCE FUND FOR THE TRENTON UEZ ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2025-2026 (TRENTON UEZ ADMIN BUDGET FY26: 7-1-25 TO 6-30-26)

WHEREAS, the City of Trenton (the "City") has an expected financial allocation from the State of New Jersey (the "State") for Fiscal Year 2025-2026 (July 1, 2025 - June 30, 2026) that will be earmarked, and must be used for Urban Enterprise Zone ("UEZ") activities within the boundaries of the UEZ in the City to help stimulate economic activity among the City's existing small businesses, attract new businesses, and increase employment among residents of the City; and

WHEREAS, it is estimated that the New Jersey Urban Enterprise Zone Authority (the "NJUEZA") will allocate \$3,124,380 for the State Fiscal Year 2025 to be used on all UEZ activities and such funds can only be used for such dedicated purposes and no other City expenses; and

WHEREAS, pursuant to applicable law a maximum of ten per cent (10%) of the total allocation (\$312,438) may be used for administrative costs associated with operating the City's UEZ program during the Fiscal Year 2025; and

WHEREAS, the City wishes to apply for a fiscal allotment from the NJUEZA Zone Assistance Fund ("ZAF") in the amount of \$311,948 (less than 10% of the total estimated allocation) to be taken from said funds for administration costs for the period of July 1 2025 through June 30, 2026 to be spent as outlined in the attached budget; and

WHEREAS, should the application be approved by the NJUEZA, all money would be utilized in compliance with applicable laws, terms, conditions and requirements.

RESOLUTION

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

- The above recitals are incorporated by reference as if set forth at length herewith.
- The appropriate City officers are duly authorized to submit an application to the New Jersey Urban Enterprise Zone Authority Zone Assistance Fund in the amount not to exceed Three Hundred and Eleven Thousand, Nine Hundred and Forty Eight (\$311,948) Dollars for the purpose of funding administrative UEZ cost in accordance with applicable law and all pertinent terms, conditions and requirements which may be established for such an application.

BE IT FURHTER RESOLVED, that pursuant to N.J.S.A 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk. Within five (5) business days thereafter, the City Council may override the veto by a two-thirds vote of the fully authorized membership thereof.

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

Date of Adoption _____

Approved as to Form and Legality


Wesley Bridges, Esq., CITY ATTORNEY

Factual content certified by


Yolanda Vazquez, Interim Director
Housing & Economic Development

COUNCILMAN / WOMAN _____

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: _____

**RESOLUTION AUTHORIZING PAYMENT FOR A CONTRACT WITH
CARROLL GROUP, INC., 4 YOUNGS ROAD, HAMILTON, NEW JERSEY 08619 ON AN EMERGENCY
BASIS FOR THE DEMOLITION OF 12-14 FOUNTAIN AVE AND 104 SWEETS AVE, TRENTON, NEW
JERSEY IN AN AMOUNT NOT TO EXCEED \$93,310.00**

WHEREAS, on July 22, 2024, a need existed for emergency demolition services for the demolition of a City-owned structure, commonly known as 12-14 Fountain Ave and 104 Sweets Ave, that were both in a certified imminently hazardous condition and were ordered to be taken down via an emergency demolition by the City of Trenton Director of Housing and Economic Development; and

WHEREAS, after the emergency demolition order was given, Carroll Group, Inc., 4 Youngs Road, Hamilton, New Jersey 08619 was immediately able to mobilize, provide a quote and take the building down the same day; and

WHEREAS, Carroll Group, Inc., completed the demolition of the property without major incident or change order, and is to be paid for rendered services in the amount not to exceed \$93,310 with funds certified to have been made available in Account Number: C-04-18-65-015B-001 and C-04-16-60-035H-003; and

WHEREAS, the Local Public Contracts Law, specifically N.J.S.A.40A:11-6 provides that "[a]ny contract may be negotiated or awarded... without public advertising for bids and bidding therefore, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety and welfare requires the immediate performance of services," subject to the award being made pursuant to the manner set forth therein; and

WHEREAS, the Building Sub Code Official has submitted the attached certification that an emergency existed, and that immediate services to remedy the emergency were required.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Trenton, in the County of Mercer as follows:

1. The above recitals are incorporated herein as if set forth at length herewith.
2. The Mayor is hereby authorized to execute any and all documents necessary to facilitate a payment an amount not to exceed \$93,310.00 to Carroll Group, Inc., having an address at 4 Youngs Road, Hamilton, New Jersey for emergency demolition services at 12-14 Fountain Ave and 104 Sweets Ave in the City of Trenton;
3. This contract was awarded without competitive bidding as an emergency pursuant to N.J.S.A. 40A:11-6 of the Local Public Contracts Law.
4. 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 Office of the City Clerk.

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

**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: CARROLL GROUP, INC.

Street Address: 4 YOUNGS RD

City: HAMILTON

State: NEW JERSEY

Zip Code: 08619

Purpose: THE EMERGENCY DEMOLITION OF 104 SWEETS AND 12-14 FOUNTAIN AVE
WAS COMPLETED SEPTEMBER OF 2024.

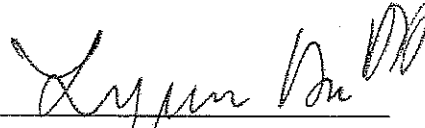
Fund: Demolition Fund

Account Number: C-04-16-60-035h-003 AND C-04-18-65-015B-001

Vendor ID: CARRO011

Requisition Number: Q5-04970

Amount not to exceed: \$93,310



Lynn Au, Chief Financial Officer

8/6/2025

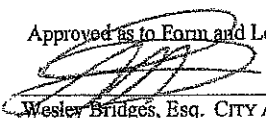
Date

RESOLUTION No. 25 - 349

Date of Adoption _____

Approved as to Form and Legality

Factual content certified by


Wesley Bridges, Esq. CITY ATTORNEY
Wahab Onitiri, Director of Public Works

Councilman/woman _____ presents the following Resolution:

SPONSORED BY: _____

RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT TO A.A. DUCKETT, INC. FOR THE FURNISHING AND INSTALLATION OF ONE (1) YORK 95-TON AIR COOLED CHILLER EQUIPMENT OR EQUIVALENT AND ALL ASSOCIATED WORK REQUIRED FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC PROPERTY FOR A PERIOD OF NINETY (90) DAYS FROM "NOTICE TO PROCEED" IN AN AMOUNT NOT TO EXCEED \$235,400.00 - BID2025-59

WHEREAS, three (3) sealed bids were received on June 11, 2025, at 11:00 am, by the Purchasing Agent for the Furnishing and Installation of One (1) York 95-Ton Air Cooled Chiller Equipment or Equivalent and All Associated Work Required for the City of Trenton, Department of Public Works, Division of Public Property for a period of ninety (90) Days from "Notice to Proceed"; and

WHEREAS, the low bid of A. A. Duckett, Inc., 134 Maple Leaf Court, Glassboro, New Jersey 08028 is made pursuant to the advertisement, be and is hereby accepted, as the lowest and legally responsible bidder complying with the terms and specifications on file in the Division of Purchasing; and

WHEREAS, this equipment will be installed at the Trenton Police Headquarters, located at 225 N. Clinton Avenue, Trenton, New Jersey; and

WHEREAS, funds in an amount not to exceed \$235,400.00 have been certified to be available in the following capital account: C-04-07-65-102A-020. This contract shall be awarded for a period of ninety (90) Days from "Notice to Proceed"; and

NOW, THEREFORE, IT IS RESOLVED, by the City Council of the City of Trenton that the Mayor is hereby authorized to execute a contract with A. A. Duckett, Inc., 134 Maple Leaf Court, Glassboro, New Jersey 08028, for the Furnishing and Installation of One (1) York 95-Ton Air Cooled Chiller Equipment or Equivalent and All Associated Work Required for the Department of Public Works, Division of Public Property for a period of seventy Ninety (90) days from "Notice to Proceed" in an amount not to exceed \$235,400.00 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

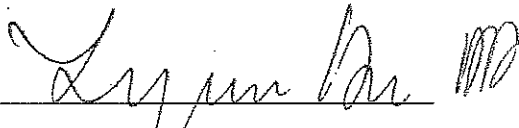
PURCHASING

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 adequate funds to contract with:

Vendor: A.A. Duckett, Inc.
Address: 134 Maple Leaf Court
City/State/Zip: Glassboro, NJ 08028
Purpose: Replacement of HVAC Equipment (95-Ton Chiller)
Fund: Capital
Account Number: C-04-07-65-102A-020
Vendor ID: AADUC005
Requisition Number: Q5-04702
Amount not to exceed: \$235,400.00



Chief Financial Officer



Date

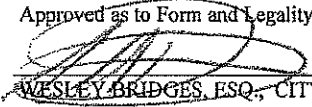
RESOLUTION

No. 25 - 350

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 AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20 ET SEQ., TO ALLIED CONTROL SERVICES, INC. FOR CYBERSECURITY PROFESSIONAL ENGINEERING SERVICES FOR THE SUPERVISORY CONTROL AND DATA ACQUISITIONS (SCADA) SYSTEM CONTRACT SERVICE FOR THE DEPARTMENT OF WATER AND SEWER, TRENTON WATER WORKS, WATER FILTRATION PLANT IN AN AMOUNT NOT TO EXCEED \$206,726.00, FOR A PERIOD ONE (1) YEAR FROM THE DATE OF AWARD - RFP2025-21

WHEREAS, the City has a need for Cybersecurity Professional Engineering Services for the Supervisory Control and Data Acquisitions (SCADA) System Contract Service for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant for a period of one (1) year from the date of award; and

WHEREAS, a request for proposal was advertised, and three (3) sealed proposals were received on July 22, 2025 at 11:00AM, by the Purchasing Agent and were evaluated by a committee based on criteria that included, experience, qualifications, references and fee; and

WHEREAS, the proposal of Allied Control Services, Inc., 611 Garfield Avenue, West Point, PA 19486 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 \$206,726.00 have been certified to be available in the following account number: 05-05- -55-5506-823-001 for a period of one (1) year from date of award.

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

1. The Mayor is hereby authorized to enter into a contract with Allied Control Services, Inc., 611 Garfield Avenue, West Point, PA 19486 for Cybersecurity Professional Engineering Services for the Supervisory Control and Data Acquisitions (SCADA) System Contract Service; in an amount not to exceed \$206,726.00 for a period of one (1) year from the date of award for the City of Trenton, Department of Water and Sewer, Trenton Water Works, Water Filtration Plant; and

2. This contract is awarded pursuant to the authority set forth in the Local Public Contracts Law at N.J.S.A. 40A:11-5.
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:						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 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: Allied Control Services, Inc.
Address: 611 Garfield Ave
City/State/Zip: West Point, PA 19486
Purpose: CY' 2025 Cybersecurity Professional Engineering Services for the
Supervisory Control and Data Acquisition (SCADA) System.
RFP 2025-21
Fund: Operating
Account Number: 05-05- -55-5506-823-001
Vendor ID: ALLIE005
Requisition Number: Q5-04968
Amount not to exceed: \$206,726.00



Chief Financial Officer

OK, BT

8/13/2025

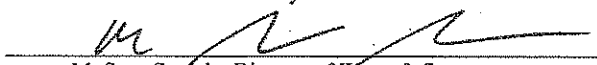
Date

Approved as to Form and Legality


Wesley Bridges, Esq., CITY ATTORNEY

Date of Adoption _____

Factual content certified by


M. Sean Semple, Director of Water & Sewer

COUNCILMAN / WOMAN _____

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: _____

EMERGENCY RESOLUTION AUTHORIZING THE USE OF NEW JERSEY COOPERATIVE PURCHASING ALLIANCE #CK04 PURCHASING SYSTEM #11-BECCP AWARDED VENDOR #20759 SAFEWAY CONTRACTING, INC., 1200 SPRINGFIELD ROAD, UNION, NEW JERSEY 07083 FOR THE ROOF REPLACEMENT OF THE MECHANICAL DEWATERING FACILITY (MDF) SECTION OF THE TRENTON WATER WORKS, WATER FILTRATION PLANT IN AN AMOUNT NOT TO EXCEED \$68,000.00

WHEREAS, a contract was awarded to Safeway Contracting, Inc., 1200 Springfield Road, Union, NJ 07083 for the emergency roof replacement of the Mechanical Dewatering Facility (MDF) section of the Department of Water & Sewer Trenton Water Works, Water Filtration Plant, Route 29 South, Trenton, NJ, 08618; and

WHEREAS, the City of Trenton is a member of the New Jersey Cooperative Purchasing Alliance #CK04 Purchasing System #11-BECCP by resolution 21-558 adopted January 4, 2022; and

WHEREAS, the "Lead Agency" Bergen County, NJ has awarded a contract to Safeway Contracting, Inc., 1200 Springfield Road, Union, NJ, 07083 for Roof Replacement and Maintenance through bid #BC-BID-23-46, resolution 1408-23 from December 6, 2023, to December 5, 2024, with a one year extension resolution awarded by resolution 1471-24 from December 4, 2024, to December 5, 2025; and

WHEREAS, the building of the Trenton Water Works, Water Filtration Plant is over thirty years old with a roof that is past its life expectancy; and

WHEREAS, in 2016 there was an RFP awarded to Mott Macdonald to Perform Consulting Engineering Services to Prepare Detailed Design, Plans, Specifications, Provide Bidding Services & Perform Construction Services for Various Building Improvements. This included the replacement of the roof and HVAC system. That contract service has since expired leaving the project incomplete and the remainder of the work to be completed is currently in the process of being advertised as an RFP; and

WHEREAS, the imminent decline in the condition of the roof calls for immediate action. The MDF section of the roof has critical leakage over electrical rooms, employee workspaces and hallways; and

WHEREAS, the maximum amount of the contract was \$68,000.00 and funds have been certified to be available in the Water Division operating budget account 05-05- -55-5506-812-002; and

WHEREAS, the Local Public Contracts Law at N.J.S.A. 40A:11-6 provides that "[a]ny contract may be negotiated or awarded . . . without public advertising for bids and bidding therefore, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety and welfare requires the immediate . . . performance of services", subject to the award being made pursuant to the manner set forth therein; and

RESOLUTION

WHEREAS, the official in charge, Director M. Sean Semple submitted the attached certification that an emergency exists, and that immediate services to remedy the emergency is required.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Trenton, in the County of Mercer as follows:

1. The Purchasing Agent is hereby authorized to execute a purchase order in the amount of \$68,000.00 to Safeway Contracting, Inc., 1200 Springfield Road, Union, NJ, 07083 for emergency roof replacement of the Mechanical Dewatering Facility (MDF) section of the Trenton Water Works, Water Filtration Plant, Route 29 South, Trenton, NJ 08618.
2. This contract was awarded without competitive bidding as an emergency pursuant to N.J.S.A. 40A:11-6 of the Local Public Contracts Law.
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.
4. The Emergency Procurement Report shall be filed with the Director of the Division of Local Government Services within 30 days pursuant to N.J.S.A. 19:44A-20.12.

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 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: Safeway Contracting, Inc.
Address: 1200 Springfield Road
City/State/Zip: Union, NJ 07083
Purpose: Emergency Roof Replacement of the Mechanical Dewatering Facility (MDF) section of the Trenton Water Filtration Plant.
Fund: Operating
Account Number: 05-05- -55-5506-812-002
Vendor ID: SAFEW005
Requisition Number: Q5-05426
Amount not to exceed: \$68,000.00

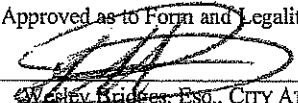


Chief Financial Officer

8/25/2025

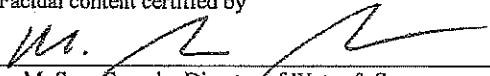
Date

Approved as to Form and Legality


Wesley Bridges, Esq., CITY ATTORNEY

Date of Adoption _____

Factual content certified by


M. Sean Semple, Director of Water & Sewer

COUNCILMAN / WOMAN _____

PRESENTS THE FOLLOWING RESOLUTION:

SPONSORED BY: _____

**EMERGENCY RESOLUTION AUTHORIZING THE USE OF NEW
JERSEY COOPERATIVE PURCHASING ALLIANCE #CK04
PURCHASING SYSTEM #11-BECCP AWARDED VENDOR #20759
SAFeway CONTRACTING, INC., 1200 SPRINGFIELD ROAD, UNION,
NEW JERSEY 07083 FOR PHASE 2 OF THE ROOF REPLACEMENT OF
THE LOWER LEVEL ROOF OF THE TRENTON WATER WORKS
DISTRIBUTION COMPLEX, 333 CORTLAND ST, TRENTON, NJ IN
AN AMOUNT NOT TO EXCEED \$277,800.00**

WHEREAS, a contract was awarded to Safeway Contracting, Inc., 1200 Springfield Rd., Union, NJ 07083, for the roof replacement of the Department of Water & Sewer, Trenton Water Works Distribution Complex, 333 Cortland St, Trenton, NJ; and

WHEREAS, the City of Trenton is a member of the New Jersey Cooperative Purchasing Alliance #CK04 Purchasing System #11-BECCP by resolution 21-558 adopted January 4, 2022; and

WHEREAS, the "Lead Agency" Bergen County, NJ has awarded a contract to Safeway Contracting, Inc., 1200 Springfield Rd, Union, NJ 07083 for Roof Replacement and Maintenance through bid #BC-BID-23-46, resolution 1408-23 from December 6, 2023, to December 5, 2024, with a one year extension resolution awarded by resolution 1471-24 from December 4, 2024, to December 5, 2025; and

WHEREAS, Trenton Water Works, Distribution Complex, has a thirty-five year old roof that is past its life expectancy with multiple consistent leaks throughout various areas of the building; and

WHEREAS, due to the Water Department's available funding and budgeting purposes, we have proposed this contract service be performed in two phases, Phase 1 being the top main roof of the building that was completed in September 2024 through Resolution 24-332 adopted August 1, 2024; and

WHEREAS, the immense decline of the remaining portion of the roof brings urgency to complete the roof replacement and move forward with Phase 2, which is the lower level roof covering back end of the first floor of building. That area covers the Meter offices, storage rooms, storage warehouse and hallways; and

RESOLUTION

WHEREAS, a recent walkthrough and partial inspection by the Division of Epidemiology, Environmental and Occupational Health, the Department of Health's Occupational Health Consultant identified and observed significant water intrusion issues and potential air quality concerns in the above identified areas; and

WHEREAS, the maximum amount for Phase 2 of this contract service is \$277,800.00 and funds have been certified to be available in Water Division operating budget account 05-05-55-5501-841-002; and

WHEREAS, the Local Public Contracts Law at N.J.S.A. 40A: 11-6 provides the "[a]ny contract may be negotiated or awarded.....without public advertising for bids therefore, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety, and welfare requires the immediate.....performance of service", subject to the award being made pursuant to the manner set forth therein; and

WHEREAS, the official in charge, Director M. Sean Semple submitted the attached certification that an emergency exists, and that immediate services to remedy the emergency are required.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Trenton, in the County of Mercer as follows:

1. The Purchasing Agent is hereby authorized to execute a purchase order in the amount of \$277,800.00 to Safeway Contracting, Inc., 1200 Springfield Rd., Union, NJ 07083 for Phase 2 the roof replacement of the Trenton Water Works, Distribution Complex at 333 Cortland St.
2. The actions undertaken to have this emergency repair work done are in accordance with N.J.S.A 40A: 11-6.
3. This contract was awarded without competitive bidding pursuant to N.J.S.A. 40A:11-10 (a) of the Local Public Contracts Law.
4. 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.
5. The Emergency Procurement Report shall be filed with the Director of the Division of Local Government Services within 30 days pursuant to N.J.S.A. 19:44A-20.12.

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

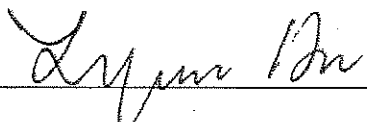
City Clerk

CITY OF TRENTON
DEPARTMENT OF FINANCE

CERTIFICATION OF AVAILABILITY OF FUNDS

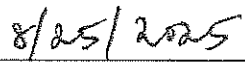
I, Lynn Au, Chief Financial Officer of the City of Trenton, do hereby certify, to the best of my knowledge and belief, that there are now adequate funds to contract with:

Vendor Name: Safeway Contracting, Inc.
Address: 1200 Springfield Rd.
City/State/Zip: Union, NJ 07083
Purpose: Phase 2, Emergency roof replacement of the lower level
roof of the Trenton Water Works Distribution Complex.
Fund: Operating
Account Number: 05-05- -55-5501-841-002
Vendor ID: SAFEW005
Requisition Number: Q5-05334
Amount not to exceed: \$ 277,800.00



Chief Financial Officer

OK - BT




Date

CERTIFICATION OF EMERGENCY

I, Sean M. Semple, of full age, hereby certify:

1. I am the Director of Water & Sewer Utilities.
2. The Trenton Water Works Distribution Complex was constructed in 1989; the roof is 35 years old and past its useful life and life expectancy.
3. The Distribution Complex experiences multiple consistent leaks throughout several areas of the building, including the meter offices, storage rooms, storage warehouse, and hallways
4. Over a period of years, Trenton Water Works has made necessary repairs as needed; however, we are currently confronted with significant water intrusion issues and damage and the current state of the roof requires immediate action and is now beyond normal patching and repairs and the current condition poses an imminent hazard, including electrical hazard, and/or air quality risks, to the health, safety and welfare of our employees.
5. A recent walkthrough and partial inspection by the Division of Epidemiology, Environmental and Occupational Health, the Department of Health's Occupational Health Consultant identified and observed significant water intrusion issues and potential air quality concerns in the above identified areas.
6. Trenton Water Works determined that Safeway Contracting, Inc., has the necessary certifications and experience to perform the work to abate the emergency.
7. Safeway Contracting was awarded through Bergen County, NJ, Cooperative Pricing System, Bid #BC-BID-23-46, Resolution: 1408-23, extension resolution 1471-24 which the City of Trenton is a member of this Cooperative Purchasing System.
8. The actions undertaken for this emergency repair work are in accordance with and pursuant to N.J.S.A. 40A:11-6.
9. I certify that the foregoing statements made by me are true to the best of my knowledge and belief.



M. Sean Semple
Director, Water & Sewer

ORDINANCE

No. 25-107

1st Reading _____
Public Hearing _____
2nd Reading & Passage _____
Withdrawn _____ Lost _____

Date to Mayor _____
Date Returned _____
Date Resubmitted to Council _____

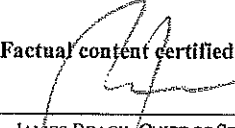
Approved as to Form and Legality



WESLEY BRIDGES, CITY ATTORNEY

COUNCILMAN / WOMAN _____

Factual content certified by



JAMES BEACH, CHIEF OF STAFF

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.

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:				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																						
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. 25-108

1st Reading _____

Public Hearing _____

2nd Reading & Passage _____

Withdrawn _____ Lost _____

Date to Mayor _____

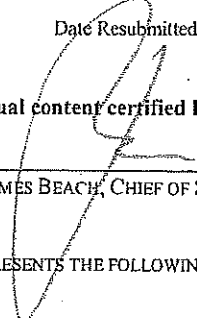
Date Returned _____

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:				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. 25-109

1st Reading _____

Public Hearing _____

2nd 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 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:				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									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 _____

Mayor

APPROVED
REJECTED

Reconsidered by Council – Override Vote

President of Council

City Clerk

ORDINANCE

No. **25-110**

1st Reading _____

Public Hearing _____

2nd Reading & Passage _____

Withdrawn _____ Lost _____

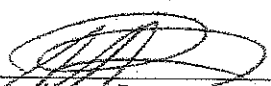
Date to Mayor _____

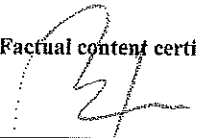
Date Returned _____

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:				SECOND:				ORD. AUTHORED BY:								ADOPTION		MOTION:				SUPPORT:			
		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
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