

Before the vote was taken one member of the public spoke: Michael Lenz, 408 Monroe Street.

--Motion duly seconded by Councilman Campos.

--Adopted by the following vote: YEAS: 8 - NAYS: 0 - ABSENT: 1

--Yeas: Council persons Campos, Cricco, Giacchi, Marsh, Ramos, Russo, Soares and President Del Boccio.

--Nays: None.

--Absent: Castellano.

04-1702

--By Council President Del Boccio:

WHEREAS, there continues to exist a management need at the parking garage at 916 Garden Street; and

WHEREAS, Robotic Parking Inc., (Robotic) has agreed to manage the parking garage at 916 Garden Street in conjunction with Hoboken Parking Utility staff from October 1, 2004 until September 30, 2006; and

WHEREAS, the fees payable to Robotic shall be \$17,500.00 per month for the term of the contract; and

WHEREAS, Robotic shall be reimbursed a sum, not to exceed \$5,000.00 monthly for spare parts necessary to maintain operations; and

WHEREAS, this temporary agreement is authorized pursuant to N.J.S.A. 40A:11-5(1)(a)(ii) as an extraordinary, unspecifiable service due to the short term, and degree of expertise Robotics Parking Inc. possesses in the management of the parking facility at 916 Garden Street; and

NOW, THEREFORE, BE IT RESOLVED, that:

1. The above recitals are incorporated herein as though fully set forth at length.
2. The Council of the City of Hoboken hereby authorizes the Mayor or his designee to execute any and all documents and take any actions necessary to complete and realize the intent and purpose of this resolution.
3. The Mayor or his designee is authorized to execute an Agreement for the above referenced services based upon the following:

**Service Provider: Robotic Parking, Inc.
 12812 N. 60th Street
 Clearwater, Florida 33760**

**Term of Temporary Contract Extension:
 October 1, 2004 until Sept. 30, 2006**

Before the vote was taken one member of the public spoke: Maurice De Gennaro, 614 Hudson Street.

--Motion duly seconded by Councilman Giacchi.

--Adopted by the following vote: YEAS: 8 - NAYS: 0 - ABSENT: 1

--Yeas: Council persons Campos, Cricco, Giacchi, Marsh, Ramos, Russo, Soares and President Del Boccio.

--Nays: None.

--Absent: Castellano.

ORDINANCES

Introduction and First Reading

04-1703

DR-175

ORDINANCE APPROVING A TWENTY FIVE (25) YEAR TAX EXEMPTION FOR A MARKET RATE RESIDENTIAL CONDOMINIUM UNITS/COMMERCIAL PROJECT TO BE CONSTRUCTED BY 1100 ADAMS STREET URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20 1 ET SEQ. (DR-175).

WHEREAS, 1100 Adams Street Urban Renewal, LLC, an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented N.J.S.A. 40A:20-1 et. seq. (Entity); and

WHEREAS, the Entity owns certain property known as Block 104, Lots 1-5, Lots 6.01, Lot 28.02 and Lots 29-33, on the City's Official Tax map, consisting of approximately 0.63 acres, and more commonly known by the street address of 1100 Adams Street, and more specifically described by metes and bounds in the application (Property); and

WHEREAS, the Property is located within the Northwest Redevelopment Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, the Entity has applied for a long term tax exemption to construct a project consisting of a five (5) story building over a one story garage to contain approximately seventy-six (76) market rate residential condominium units and four (4) commercial units and related parking (Project); and

WHEREAS, 1100 Adams Street Urban Renewal, LLC, has agreed:

1. to pay the greater of (i) the Minimum Annual Service Charge or (ii) 15% of Annual Gross Revenue each year, which sum is estimated to be \$399,020.55 and which shall be subject to statutory staged increases over the term of the tax exemption;
2. to provide employment and other economic opportunities for City residents and businesses and surrounding area;
3. that Project will further the overall redevelopment objectives of the Northwest Redevelopment Plan;

05-144

---By Councilman Cricco:

WHEREAS, under the rules of the New Jersey Council on Affordable Housing the City of Hoboken has entered into Regional Contribution Agreements with the following municipalities:

- | | | |
|-----------------------------|----------|-----------|
| 1. Borough of North Haledon | 24 units | \$480,000 |
| 2. Borough of Wanaque | 24 units | \$480,000 |
| 3. Borough of Demarest | 9 units | \$225,000 |
| 4. Green Township | 13 units | \$325,000 |

WHEREAS, the New Jersey Council on Affordable Housing passed a resolution approving these Regional Contribution Agreements for a total amount of \$1,510,000 in order to create affordable housing in the City of Hoboken whereby the City of Hoboken is the receiving municipality and the above noted towns are the sending communities; and

WHEREAS, under the rules of the New Jersey Council on Affordable Housing the City of Hoboken is to enter into an agreement with the developer to create 90 units of affordable housing at 1118 Adams Street, Hoboken, New Jersey to be partially funded through the above noted Regional Contribution Agreements; and

WHEREAS, the City of Hoboken shall enter into an agreement with the 1118 Adams Street Urban Renewal, LLC, a Limited Liability Company having its offices located at c/o Tarragon Corporation, 1775 Broadway, 23rd floor, New York, New York 10019 for the development of the above referenced 90 units of affordable housing to be partially reimbursed by the City with funds from the Regional Contribution Agreements; **now therefore be it—**

RESOLVED, that the Mayor of the City of Hoboken and/or his designee is hereby authorized to execute the necessary contract and any other pertinent documents related to the disbursement of Regional Contribution Agreement funds to the 1118 Adams Street Urban Renewal, LLC, for the City’s Adams Street Development affordable housing project.

Authorizing the City of Hoboken to enter into a contract to disburse Regional Contribution Agreements to 1118 Adams Street Urban Renewal, LLC.

---Motion duly seconded by Councilman Del Boccio.

---Adopted by the following vote: YEAS: 9 - NAYS: 0

---Yeas: Council persons Cammarano, Castellano, Cricco, Del Boccio, Giacchi, LaBruno, Ramos, Russo and President Campos.

---Nays: None.

05-145

---By Councilwoman LaBruno:

WHEREAS, the Mayor and the Council deem it in the City of Hoboken’s best interest to reevaluate its management agreement with Robotic Service Organization; and

WHEREAS, it is further determined that Robotic be put on notice that there are performance deficiencies, attached hereto but not limited there to, which shall be corrected immediately; and

WHEREAS, it is further determined that if the deficiencies are not corrected within thirty (30) days cancellation of the contract with Robotic, according to the contract terms, be effectuated immediately; and

WHEREAS, the Mayor and Council designate the Law Director and the Parking Utility Director to effectuate improved performance under the contract.

NOW, THEREFORE BE IT RESOLVED that:

1. The above recitals are incorporated herein as though fully set forth at length.
2. The Council of the City of Hoboken hereby authorizes the Law Director and the Parking Utility Director to take any and all actions necessary to put Robotics on notice of all the performance deficiencies which shall be corrected within the next thirty (30) days.
3. The Law Director and the Parking Utility Director shall report back to the Mayor and Council after thirty (30) days on the progress, if any, made with Robotic's performance.
4. This resolution is effective immediately.

--Motion duly seconded by Councilwoman Castellano.

--Adopted by the following vote: YEAS: 9 - NAYS: 0

--Yeas: Council persons Cammarano, Castellano, Cricco, Del Boccio, Giacchi, LaBruno, Ramos, Russo and President Campos.

--Nays: None.

ORDINANCES

Introduction and First Reading

05-146
DR-212

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 192 OF THE CODE OF THE CITY OF HOBOKEN ENTITLED PARKING FOR HANDICAPPED. (Delete: 1030 Bloomfield Street) (DR-212)

ORDAIN AS FOLLOWS: (Delete: 1030 Bloomfield St.)

Handicap Spaces

- A. Section 192-4 is amended to delete the following;

Eileen HEileen Hopkins, 1030 Bloomfield Street, west side of Bloomfield Street, beginning at a point of
124 feet from the southwest curblineline of Eleventh Street and extending 22

INTRODUCED BY: _____
SECONDED BY: _____

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION AUTHORIZING AN EMERGENCY CONTRACT FOR THE PARKING UTILITY

WHEREAS, the Hoboken Parking Utility owns the Automated Parking Garage located at 916 Garden Street within the City of Hoboken; and

WHEREAS, the 916 Garden Street Garage has a parking capacity of 314 motor vehicles and these are presently approximately 300 monthly contract parkers; and

WHEREAS, the Hoboken Parking Utility assumed the bonded indebtedness for the construction of the 916 Garden Street Garage and is obligated to make annual payments to the bond holders in the amount of \$211,199.99; and

WHEREAS, the Hoboken Parking Utility has had a month to month contract with Robotic Service Organization in the amount of \$23,250.00 to provide operational, maintenance, and repairs of the 916 Garden Street Automated Garage; and

WHEREAS, Robotic Service Organization on June 22, 2006 made a demand to increase its fee for operational, maintenance, and repairs for the 916 Garden Street Automated Garage to approximately \$27,900.00 per month on a month to month basis; and

WHEREAS, the Hoboken Parking Utility declined to approve the demand of Robotic Service Organization to increase its operational, and maintenance, and repair monthly payment, and

WHEREAS, Robotic Service Organization served the Hoboken Parking Utility with notice dated July 3, 2006 effective August 1, 2006 that it was terminating its month to month operational, maintenance, and repair agreement with the HPU; and

WHEREAS, the termination of Robotic Service Organization's month to month operational, maintenance, and repair agreement creates an "Emergency" contract situation pursuant to NJSA 40A:11-6 is that:

- (a) The 916 Garden Street Automated Garage can not be operated without extremely specialized knowledge and expertise, which is not readily available in the market place;
- (b) The 916 Garden Street Automated Garage is the only fully automated parking garage in the United States;
- (c) The 916 Garden Street Automated Garage has approximately 300 contract

- monthly parkers who will be unable to park their vehicles;
- (d) The Hoboken Parking Utility and the City of Hoboken are obligated to pay its bond holders of the Garage annual debt service payments in the amount of \$211,199.99, which are derived from the monthly parking fees paid by the garages monthly parkers.

NOW, THEREFORE BE IT RESOLVED that, the Hoboken Parking Utility shall be authorized to negotiate an Emergency Contract with Robotic Service Organization or other qualified vendor to provide operational, maintenance and repair on a month to month basis; and

BE IT FURTHER RESOLVED, that the Hoboken Parking Utility prepare bid specifications for a Public Bid or Competitive Bid pursuant to NJSA 40A:11-4.3 or other appropriate bidding statutes in order to retrofit the 916 Garden Street Automated Garage and all necessary software, and operational, maintenance, and repair for the maximum length of time permitted by law.

Meeting of: 12 July 2006

APPROVED:

APPROVED AS TO FORM:

Richard England, Business Administrator

Joseph S. Sherman, Corporation Counsel