



# Mayor's Information Session

Update on 209 Franklin Street - Property formerly known as the Essex County Schools of Technology- Bloomfield Tech Campus



**MAYOR  
JENNY MUNDELL**

**Tune in for a status update on the property located at 209 Franklin Street**

Submit questions by sending an email to the Mayor's Office: [ecirne@bloomfieldtwpnj.com](mailto:ecirne@bloomfieldtwpnj.com) by noon on March 31st

**Monday, March 31st  
7:00PM**

**Watch Live**

**Webinar:** [tinyurl.com/Update-on-209-Franklin-St](https://tinyurl.com/Update-on-209-Franklin-St)

**Stream:** [www.wbmatv.com](http://www.wbmatv.com)



**LIVE**

**WBMA TV**

# About the Purchase

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- **October 30, 2023:** Public hearing for adoption of the ordinance to purchase the property.
- **The Public is provided an opportunity to make public comment** prior to a Council vote for any ordinance on the agenda for final adoption.
- The adopted ordinance referenced use of the purchase as **a recreation/athletic facility, open space and related public uses.**
- The ordinance passed **in favor by all without dissent.**
- **Purchase price:** \$10 Million
- Funded by **American Rescue Plan Funds**
- Purchased within the **U.S. Department of Treasury guidelines**
- Funding required to be utilized by **December 31, 2024**

# Why Did the Town Purchase the Property?

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**This property was purchased with the following goals:**

- Stormwater Management
- Prevent Overdevelopment
- Preserve Open Space
- Enhance Recreation Opportunities/Facilities

# Eligible Uses Explanation

## Excerpts from State and Local Fiscal Recover Funds – Compliance and Reporting Guidance – December 19, 2024, Version 9.0

### Detail of Statutory Eligible Uses

#### B. Statutory Eligible Uses

As a recipient of an SLFRF award, your organization has substantial discretion to use the award funds in the ways that best suit the needs of your constituents – as long as such use fits into one of the following seven statutory categories:

1. To respond to the COVID-19 public health emergency or its negative economic impacts;
2. To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers of the recipient that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;
3. For the provision of government services, to the extent of the reduction in revenue of such

<sup>1</sup> The SLFRF rule defines “COVID-19 public health emergency” as “the period beginning on January 27, 2020 and lasting until the termination of the national emergency concerning the COVID-19 outbreak declared pursuant to the National Emergencies Act.” See 31 CFR 35.3. As discussed in FAQ 4.11, following the termination of the National Emergency on April 10, 2023, recipients generally may continue to make investments using their SLFRF funds without changes, with the exception of projects in the premium pay eligible use category. Please refer to FAQ 4.11 for more information.



- recipient due to the COVID-19 public health emergency, relative to revenues collected in the most recent full fiscal year of the recipient prior to the emergency;
4. To make necessary investments in water, sewer, or broadband infrastructure;
  5. To provide emergency relief from natural disasters or the negative economic impacts of natural disasters;

# Information Pertaining to Decision Making about Expenditures

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the SLFRF program, including some helpful definitions. For example, Treasury's [2022 final rule](#) and 2023 IFR establish:

**A framework for determining whether a project responds to the COVID-19 public health emergency or its negative economic impacts;**

Definitions of "eligible employers," "essential work," "eligible workers," and "premium pay" for cases where premium pay is an eligible use;

The option to select between a standard amount of revenue loss or complete a full revenue loss calculation of revenue lost due to the COVID-19 public health emergency;

A framework for necessary water and sewer infrastructure projects that aligns eligible uses with projects that are eligible under the Environmental Protection Agency's Drinking Water and Clean Water State Revolving Funds along with certain additional projects, including a wider set of lead remediation and **stormwater infrastructure projects** and aid for residential wells;

- **A framework for determining how to provide emergency relief from a natural disaster;**
- Three pathways for using SLFRF funds for Surface Transportation projects; and
- A list of eligible Title I projects by reference to the activities that are eligible under the Community Development Block Program.

- Public Health/Negative Economic Impacts:** Recipients may use SLFRF award funds to provide assistance to households, small businesses, and nonprofits to respond to the public health emergency or negative economic impacts of the pandemic – such as rent, mortgage, or utility assistance – for costs incurred by the beneficiary (e.g., a household) prior to March 3, 2021, provided that the recipient State, territorial, local or Tribal government did not incur the cost of providing such assistance prior to March 3, 2021.

incurring such costs prior to March 3, 2021. As with all other eligible uses, funds expended under the revenue loss eligible use category are subject to the obligation requirements. See FAQ 17.15.

- Investments in Water, Sewer, and Broadband:** Recipients may use SLFRF award funds to make necessary investments in water, sewer, and broadband infrastructure. Recipients may

# Guidance on Strategies and Goals

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strategy and goals in the following areas.

- a. Public Health (EC 1): As relevant, describe how funds are being used to respond to COVID-19, the broader health impacts of COVID-19, and the COVID-19 public health emergency, including community violence interventions and behavioral health.
- b. Negative Economic Impacts (EC 2): As relevant, describe how funds are being used to respond to negative economic impacts of the COVID-19 public health emergency, including services to households (such as affordable housing, job training, and childcare), small businesses, non-profits, and impacted industries.
- c. Public Health-Negative Economic Impact: Public Sector Capacity (EC 3): As relevant, describe how funds are being used to support public sector workforce and capacity, including public sector payroll, rehiring of public sector workers, and building of public sector capacity.
- d. Premium Pay (EC 4): As relevant, describe the approach, goals, and sectors or occupations served in any premium pay program. Describe how the approach prioritizes low-income workers and/or any particular group of eligible workers.
- e. Water, sewer, and broadband infrastructure (EC 5): As relevant, describe the approach, goals, and types of projects being pursued. Where relevant, recipients should note how projects contribute to addressing climate change and/or how projects benefit disadvantaged communities in line with the Justice40 Initiative.<sup>22</sup>
- f. Revenue Replacement (EC 6): Describe the loss in revenue, including if electing the standard allowance, due to the COVID-19 public health emergency, and how funds have been used to provide government services, including any funds used under revenue loss for non-federal cost-share or matching requirements of other federal programs.
- g. Emergency Relief from Natural Disasters (EC 8): As relevant, describe how funds are being used to provide emergency relief from natural disasters that have occurred or are expected to occur

# Approved Expenditure Categories

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Disproportionately Impacted Communities		
Housing Support: Other Housing Assistance*^	2.18	3.12
Social Determinants of Health: Community Health Workers or Benefits Navigators*^	2.19	3.14
Social Determinants of Health: Lead Remediation*^	2.20	3.15
Medical Facilities for Disproportionately Impacted Communities^	2.21	-
Strong Healthy Communities: Neighborhood Features that Promote Health and Safety^	2.22	-
Strong Healthy Communities: Demolition and Rehabilitation of Properties^	2.23	-
Addressing Educational Disparities: Aid to High Poverty Districts^	2.24	3.2

# What Potential Uses of the Property were Explored Prior to Purchase?

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- **Expansion of Township Facilities**
  - Recreation Department
  - Public Library
  - Health Department
  - Human Services Department
- **Parking (Public)**
- **Storage (Municipal)**
- **Board of Education Needs\***

**\*though considered, these may only ultimately be determined by the Board of Education**

# How is the Property Being Used Currently?

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- **Temporary Storage for DPW Equipment**
- **Temporary Parking for DPW Vehicles**
- **Bloomfield Police Department: Professional Training**
- **Essex County Sheriff's Department: K9 Unit Training**
- **Donation of various items to the BOE**
- **Various Items Sold by GovDeals Totaling: \$12,982.00**

# Collaboration with Bloomfield Board of Education

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**November 19, 2024**  
Township sends letter to Superintendent Goncalves with copy to BOE President Dudley inviting the BOE to engage in conversations around potential uses of the property “for pre -k or other purposes.”

**November 26, 2024**  
Superintendent Goncalves responds to invitation indicating the BOE was concerned about funding but would be willing to discuss.

**December 13, 2024**  
Mayor Mundell meets with Superintendent Goncalves for an informal conversation regarding future collaboration among the Township and Bloomfield School District.

**December 20, 2024**  
Mayor Mundell sends follow up email to Superintendent Goncalves with copy to BOE President Dudley requesting fromal meeting to be scheduled by February 5 to discuss 209 Franklin Street and other potential collaboration.

**January 31, 2025**  
Mayor Mundell hosted a meeting with BOE President Dudley, Vice President Morse, and Superintendent Goncalves to discuss collaboration.

**March 6, 2025**  
Mayor Mundell hosts a tour of 209 Franklin Street for BOE President Dudley, Vice President Morse, and Superintendent Goncalves for the purposes of exploring future collaboration.

# What Happened at the Meetings with BOE?

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- **January 31:** Mayor Mundell hosted a meeting with BOE to discuss establishing closer collaboration among the Township of Bloomfield and Board of Education.
- **Attendees:** Superintendent Sal Goncalves, BOE President Kasey Dudley, BOE Vice President Ben Morse, Township Administrator Anthony DeZenzo, Township Attorney Michael Parlavecchio
- **March 6:** Mayor Mundell hosted an **onsite tour** in which the same group of attendees along with the DPW Director and Asst. to the Administrator walked the interior and exterior of the facility.
- During the onsite tour, the Twp. **offered the BOE to continue to take possession of any school equipment** within the building.
- The Twp. also **offered any information** regarding the condition of the building and any environmental reports we had in our possession.
- Discussion included **collaboration of potential uses.**
- The Township requested a response within **6 months** of the meeting.

# Potential Uses Discussed with Board of Education

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- Athletic Fields
- Pre-K Expansion
- Expansion of Space for Existing Services (Twilight Program, VEST Program)
- Parking for BOE Owned Vehicles, including Buses
- Other as TBD by BOE
- Use of the space is not dependent on the BOE

# What could collaboration with BOE look like ?

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- **Strengthen approach to obtaining funding**
  - Differences in organizational structures result in pathways to funding that are unique
    - State grants exist for BOE to expand pre-k
    - The Twp. can bond for monies by Council vote at an optimal rate
  - The offer made to the BOE was an opportunity to partner together for the good of Bloomfield

# Maintenance to Date, Plans and Anticipated Annual Costs

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- As this is a Township owned facility, the community can be assured that the Twp. will continue to maintain the property.
- DPW provides regularly scheduled maintenance and inspections.
- Security is currently being provided by the Bloomfield Police Department.
- Anticipated annual maintenance and security costs are incorporated within the Township budget through existing Department funding.

# In Addition to the Purchase, What \$ Has Been Spent on This Property?

## Bloomfield Tech Purchase and Ongoing Costs

Category	Type of Charge	Vendor	PO	Amount	Period	Funding Source
Investment	Purchase	Counsellors Titler Agency Inc	23-05241	10,023,476.62		ARP Funds
Operating	Security Services	Sterling Securities LLC	24-02208	2,228.40	12/18/23 - 12/29/23	General Capital - 2022 Improvement to Buildings and
Operating	Security Services	Sterling Securities LLC	24-02208	2,228.40	1/2/24 - 1/12/24	General Capital - 2022 Improvement to Buildings and
Operating	Security Services	Sterling Securities LLC	24-02208	2,228.40	1/15/24 - 1/26/24	General Capital - 2022 Improvement to Buildings and
Operating	Security Services	Sterling Securities LLC	24-02208	2,476.00	1/29/24 - 2/9/24	General Capital - 2022 Improvement to Buildings and
Operating	Security Services	Sterling Securities LLC	24-02208	2,228.40	2/12/24 - 2/23/24	General Capital - 2022 Improvement to Buildings and
Operating	Security Services	Sterling Securities LLC	24-02268	2,476.00	2/26/24 - 3/8/24	General Capital - 2022 Improvement to Buildings and
Operating	Security Services	Sterling Securities LLC	24-02268	2,476.00	3/11/24 - 3/22/24	General Capital - 2022 Improvement to Buildings and
Operating	Security Services	Sterling Securities LLC	24-02268	2,476.00	3/25/24 - 4/5/24	General Capital - 2022 Improvement to Buildings and
Operating	Security Services	Sterling Securities LLC	24-02268	2,476.00	4/8/24 - 4/19/24	General Capital - 2022 Improvement to Buildings and
Operating	Security Services	Sterling Securities LLC	24-02268	1,733.20	4/22/24 - 4/30/24	General Capital - 2022 Improvement to Buildings and
Operating	Electric Charges	PSE&G	various	484.92	12/13/23 - 1/4/24	Current Fund - Utilities Accounts
Operating	Electric Charges	PSE&G	various	614.86	1/5/24 - 2/2/24	Current Fund - Utilities Accounts
Operating	Electric Charges	PSE&G	various	637.16	2/3/24 - 3/5/24	Current Fund - Utilities Accounts
Operating	Electric Charges	PSE&G	various	603.97	3/6/24 - 4/4/24	Current Fund - Utilities Accounts
Operating	Electric Charges	PSE&G	various	584.40	4/5/24 - 5/3/24	Current Fund - Utilities Accounts
Operating	Electric Charges	PSE&G	various	586.98	5/4/24 - 6/4/24	Current Fund - Utilities Accounts
Operating	Gas Charges	PSE&G	various	17,491.67	12/13/23 - 3/12/24	Current Fund - Utilities Accounts
Operating	Gas Charges	PSE&G	various	2,102.16	3/13/24 - 4/12/24	Current Fund - Utilities Accounts
Operating	Gas Charges	PSE&G	various	(1,191.24)	4/13/24 - 5/9/24	Current Fund - Utilities Accounts
Operating	Gas Charges	PSE&G	various	10,441.02	12/13/23 - 3/18/24	Current Fund - Utilities Accounts
Operating	Gas Charges	PSE&G	various	1,906.30	3/19/24 - 4/17/24	Current Fund - Utilities Accounts
Operating	Gas Charges	PSE&G	various	2,788.33	4/18/24 - 5/16/24	Current Fund - Utilities Accounts

# Next Steps

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- Await Response from BOE (Deadline: September 2025)
- Review Existing and Revise Recreational Concept Plans
- Prepare Stormwater Management Plans
- Consider Building Demolition – Cost / Potential Uses
- Explore Funding Sources
- Community Meetings Will Be Held Once Options are Prepared for Public Review

# FAQs from Residents

- **Is the Township going to allow a developer to purchase this and put up more apartments?**
  - No, the Township has no plans to sell this property to a private developer.
  - We purchased the property, in part, to prevent additional development in the area, which could add to additional flooding issues and too much density.
- **Why can't we just sell the property?**
  - The property was purchased with the goals outlined earlier in this presentation in mind.
  - We are committed to fulfilling these goals. In addition, if we were to sell the property we would have to return the funds utilized for the purchase to the US Treasury.

# FAQs from Residents

- **Can we use the gym? Can we make this a recreation building? What about a town pool?**
  - At this time, any revised use aside from a Vocational School would require an evaluation of its capacity for longevity as well as a complete renovation to the building. This may be cost prohibitive, but pending BOE response, we will evaluate for what is possible.
  - There are no plans to install a town pool at this time. The building is not currently available for use by the public such as for recreational use of the gymnasium.
- **Can we use the fields for recreational purposes?**
  - The Twp. is in the process of reviewing the feasibility to utilize the existing fields.

# FAQs from Residents

- **Can we build a parking garage?**
  - We are committed to fulfilling the goals of this purchase. While some surface parking may be considered, we have no plans to build a parking garage (these are very expensive).
- **Can this property be used for parking during snow or rain storms for residents who need it?**
  - This is a possibility.