

January 11, 2012

Dear City Council Members,

I am writing to provide information on the following topics:

**Applied Affordable Housing PILOT Agreement**

I want to thank you for giving me flexibility with respect to the Applied Affordable Housing Agreement. I have not yet signed the agreement. We have hired Acacia Financial Advisors ([www.acaciafinancialadvisors.com/](http://www.acaciafinancialadvisors.com/)) to conduct a financial analysis to determine if this is the best agreement for the City. Although this is only a proposed litigation settlement rather than a simple PILOT, I think it is important to follow the spirit of the PILOT disclosure resolution sponsored by Councilman Cunningham and myself and passed unanimously by the City Council in March, 2009. We will try to have the analysis complete by the next Council, and as soon as it is complete, it will be presented to the Council along with my Administration's recommendation based on the results of the financial analysis. Since this is a legal matter, please direct any questions to Corporation Counsel Mark Tabakin in closed session.

**Changes to Insurance Broker Bid Process**

Several months ago, Business Administrator Liston met with John Branciforte, the Hudson County Chair of the Citizens Campaign. Based on Mr. Branciforte's input, the RFP for insurance broker specified that the service should be bid out at a flat rate to create competition. One broker offered a rate of \$300,000, while a second offered \$240,000 (and an additional option at \$312,000 that includes a Wellness Program) – both less than the \$360,000 in fees that it cost the City last year. This is evidence that the initiative is effective at reducing costs. Our legal department has provided feedback on the Citizens Campaign initiative, and I support its codification by the City of Hoboken.

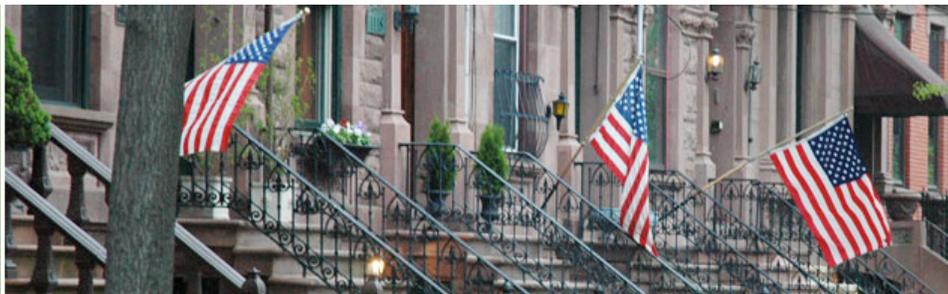
**City Newsletter**

Please see the attached city newsletter. At a recent Council meeting, several Council Members asked that we inform residents of the new sidewalk snow removal rules. This information is included in the newsletter, and I also welcome your suggestions for inclusion in future quarterly newsletters.

Sincerely,

Mayor Zimmer

Cc: Corporation Counsel Mark Tabakin  
Business Administrator Arch Liston  
Assistant Comptroller Chris Baldwin



## Hoboken's Hospital To Remain Open Under New Ownership

Hoboken University Medical Center, which had been losing millions of dollars every year and declared bankruptcy in August, has been saved from closing.

Through a two-year process started by Mayor Zimmer shortly after she took office, the hospital has been sold to the owners of Bayonne Medical Center.

The sale of the hospital means taxpayers will no longer be responsible for paying off \$52 million in bonds that were guaranteed in 2007 to keep the hospital open. It also saved 1,200 jobs and ensured that the hospital will remain open for at least 7 years as a full-service acute care facility that serves our community. The City congratulates and thanks the volunteer members of the Hoboken Municipal Hospital Authority.

The new owners have said they plan to invest \$20 million to improve the hospital and meet the needs of the entire community. The improvements under consideration include the creation of nursing home

facilities, upgrades to the maternity ward, expansion of sports medicine and oncology units, and enhancements to cardiovascular and orthopedic services.

### New Flood Pump Online



A wet weather pump built by the North Hudson Sewerage Authority went online with one of two outflows on October 17, 2011. When fully complete in 2012, the pump will be capable of pumping 50 million gallons of water per day. It is expected to reduce the serious flooding that has plagued Hoboken for more than a century.

The City is developing a comprehensive green infrastructure/storm water management plan to more fully addressing flooding.

## You're Invited

**What:** Mayor Zimmer's 2nd State of the City Address

**When:** Wed, Jan 25, 7:00pm

**Where:** DeBaun Auditorium in Edwin A. Stevens Hall on the Stevens campus

### More Parks Coming Soon



**Four preliminary conceptual designs were recently completed for 1600 Park & Hoboken Cove. See page 3 for details and other parks and open space updates.**

### Mayor Zimmer's Open Office Hours

Feb 1, Mar 7, Apr 4 from 5-7pm  
Mayor's Office (2nd floor)  
City Hall, 94 Washington St

### Sign up to receive free alerts by email or text

[www.HobokenNJ.org/alerts](http://www.HobokenNJ.org/alerts)  
 [www.facebook.com/hoboken](http://www.facebook.com/hoboken)  
 [www.twitter.com/cityofhoboken](http://www.twitter.com/cityofhoboken)

Mayor's Office: 201-420-2013  
Police Dept: 201-420-2100  
Fire Dept: 201-420-2005  
Parks Div: 201-420-2349  
Parking Utility: 201-653-1919  
Envr. Services: 201-420-2049

## More Parking, Safer Streets, New Options to Go Car-Free

The City of Hoboken is working hard to provide residents with convenient options to owning a car including an expanded Hop shuttle system, car-sharing, and more bike facilities, in order to reduce demand for on-street parking. Despite Hoboken's growing population, the number of resident parking permits purchased has actually decreased by more than 700 since 2009. A new late night enforcement shift has eliminated 600 non-resident vehicles that were previously repeatedly parked overnight illegally in our neighborhoods. That means that compared to two years ago, 1,300 fewer cars are competing for extremely limited on-street resident parking.

### Coming in 2012

The Parking Utility will soon launch an online system for the sale and renewal of parking permits and other products.

#### Creating 1,000 More Parking Spaces at Corners & With New Parking Meters

The City is working closely with public safety officials on plans to permit parking closer to some corners during non-school hours. This "Overnight Parking" will add nearly 850 parking spaces City-wide during evening hours.

New solar-powered multi-space parking meters that replaced old single space meters have created at least an additional 150 parking spaces throughout Hoboken. Single-space meters required a specific distance between meters based on the largest car that could fit in a space. With multi-space meters, when a few smaller cars are parked in a row like on our residential streets, they don't take up as much space, which means a few more cars can park on each block. In addition to payment with quarters, the meters also allow new payment options with credit/debit/smart card (The minimum charge for credit cards is \$0.50).

#### Car-sharing Takes Off in Hoboken

With nearly 2,000 residents sharing 40 vehicles, the Corner Cars car-sharing program has been a tremendous success. As a result of this and other initiatives to make it easier to live car-free, more than 100 vehicles have been taken off the street, freeing up parking for those who do need to own a car. At least five major cities across the country are looking to replicate the Hoboken Corner Cars model.

#### Safer Streets Reduce Pedestrian-Car Accidents

Hoboken has been expanding the use of "Stop for Pedestrian in Crosswalk" signs and "Hoboken Daylighting" - the installation of inexpensive poles at intersections to improve pedestrian safety by increasing visibility between drivers and pedestrians.

As a result, car-pedestrian accidents were reduced by 15% and bike-car accidents were reduced by 47% in 2010. Hoboken was recently awarded the Engineering Award for its "Daylighting" initiative from Rutgers & NJ DOT at the 7th Annual Safety Forum.

#### Hudson Place Pedestrian Safety Redesign

Pedestrian safety improvements along Hudson Place earlier this year included widened sidewalks, curb extensions at corners to reduce crossing distances and exposure to motor vehicles for pedestrians, and narrower vehicle travel lanes to calm traffic in this high pedestrian activity area.

#### More Options for Business Owners & Customers - "Merchant Coupons" & "Park-and-Shop" coupons

Business owners and their employees can purchase "Merchant Coupons" to park in Municipal garages for \$5/12 hour period. That's \$3.00 less per day than feeding the meters and it preserves valuable on-street parking for customers. Businesses can also purchase "Park-and-Shop" validation coupons at one-half the face value to pass out to customers who park in municipal garages. When they get back to the garage, they simply insert the coupon after their ticket to reduce the parking fee by the amount displayed on the coupon.

## Making Hoboken More Bike-Friendly

### More Bike Racks, 1st Repair Station, 10 Miles of Bike Lanes

In 2011, the City installed bike racks for 120 bicycles, including 30 additional racks and Hoboken's 1st bike repair station near the PATH. Soon, 50 old single parking meters will be retrofitted with bike parking hitches.



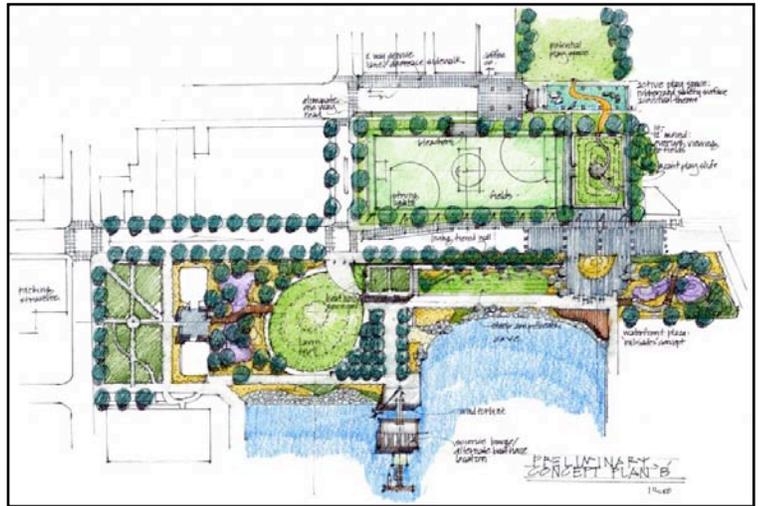
30 new bike racks near PATH

Hoboken's bike network will soon expand with 10 additional miles of striped bike lanes on various streets. Our bike lanes have been shown to slow traffic by an average of 4 mph, making streets safer for everyone.

## Parks & Open Space Update

### 1600 Park & Hoboken Cove

Based on new flexibility in environmental remediation measures from the Department of Environmental Protection, the City is revising plans for 1600 Park & Hoboken Cove to lower the elevation of the retaining wall around play space in order to make the park safer and more visually connected to the waterfront. Utilizing the expertise of a landscape architecture firm, the City has developed four conceptual designs for a comprehensive park with safe and attractive connections between the two properties. The four concepts can be seen at [www.hobokennj.org/1600park](http://www.hobokennj.org/1600park) and in the lobby of City Hall. Residents can email [1600park@hobokennj.org](mailto:1600park@hobokennj.org) to submit feedback. A final conceptual plan will be developed and presented for additional feedback at a community meeting to be held in late January. Construction of the walkway along the cove, which will connect Hoboken to Weehawken, is nearing completion by the County.



One of four conceptual designs for 1600 Park & Hoboken Cove

### Hoboken City Council

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### Congratulations!

To Police Sergeant **Michael Detrizio**, Fire Battalion Chiefs **Mario Fini**, **Paul Kasley**, **Anton Peskens**, **Luis Moyeno**, and **John Cuning**, and Captains **Stephen DiVincent**, **Audra Carter**, **Dan Montoto**, **Joe Volaric**, **Brian Crimmins**, **Maria Diaz**, **Baron Ballester**, **Vincent DePinto**, **Antonio Tamborra**, **Robert Chaneski**, **Rey Martinez**, and **Bernard Grilletti** on their promotions in 2011.

Willow Ave). Due to issues with the contractor and cold weather, the installation is delayed until Spring, 2012. The City is working on Church Square Park, Elysian Park, and Stevens Park for the next phase of improvements which will include playgrounds and dog runs.

### 14th Street Viaduct

Hudson County has begun construction to replace the 14th Street Viaduct. As part of the replacement, plans for the area underneath the viaduct are for recreation and open space, including a dog run and playground, pedestrianized streets, a block of active recreation space with a multi-use court and two blocks of multi-purpose space that can be used for farmer's markets and other community purposes. Construction is expected to last through 2013, when this area will be an attractive public space for all residents to enjoy. For updates visit [www.14thstreetviaductreplacement.com](http://www.14thstreetviaductreplacement.com).

### Sinatra Park & Castle Point Park

The NJ DEP recently approved the City's plans to reconstruct the collapsed field and walkways at Sinatra Park and Castle Point Park. The contract for construction of the parks was put out for bid in December.

### Southwest Park

The City received approval from Hudson County to repurpose \$3 million in Hudson County Open Space grant funding towards the acquisition of land for a Southwest Park. These funds would be used in combination with a portion of a \$20 million bond previously approved by the City Council for acquisition of land for new parks. The City is conducting property appraisals and negotiating with property owners.

### City-Wide Park & Playground Improvements

A \$1.6 million bond ordinance was approved for repairs and improvements to existing parks. As the first part the improvements and repairs plan, the City has awarded a contract for the installation of new playground equipment and safety surfacing at Jackson Street Park (120 Jackson St), Jefferson Park (1st & Jefferson St), and Legion Park (1225

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## Important News About Single Stream Recycling

Hoboken has joined hundreds of other communities across the country by switching to single stream recycling, which means all recyclables – paper, plastic, aluminum, glass, etc. can now be mixed together within the same container. Through increased recycling rates, the new system is expected to save taxpayers hundreds of thousands of dollars per year. Recyclables must be placed directly in containers and not inside plastic bags. If you collect recyclables in plastic bags within your home, pour the contents out directly into the bin before placing it out on the curb for collection. Bags can be reused or recycled at grocery stores. **Free recycling bins are available for pickup at the Municipal Garage located on Willow Ave near Observer Highway.**

**PLEASE: NO  
PLASTIC  
BAGS!**

## 3 Things To Know About Snow

1. Sign up for Hoboken's Reverse 911 emergency phone, text, and email alerts. Call 201-420-2013 or visit [www.hobokennj.org/emergency](http://www.hobokennj.org/emergency).
2. As soon as City streets are covered with a layer of snow or the City declares a snow emergency, cars must be removed from all emergency snow routes. Violators risk being towed.
3. Property owners or occupants are responsible for clearing snow from sidewalks within 6 hours of the end of a storm (4 foot path or 2/3 width of sidewalk, whichever is greater, or entire width of sidewalk if it is less than 4 feet wide). It is illegal to shovel snow back onto streets or on fire hydrants.

## Spring Sporting Leagues

### Baseball & Softball

- Instructional (Age: 6 yr)
- Girls Softball (Age: 8-12 yr)
- Tee Ball (Age: 7 yr)
- Little League (Age: 9-12 yr)
- Minor League (Age: 8 yr)
- Babe Ruth (Age: 13-15 yr)

**Register Online:** [www.hobokennj.org/register](http://www.hobokennj.org/register)  
(Fee: \$25 residents)

After registering your child online you will need to provide:  
1. A copy of child's birth certificate 2. Three proofs of residency (utility, telephone, cable bill, drivers license, etc)

*This information is not required for participants that have submitted birth certificates and proof of residency for any other sporting program.*