

No. 6.F.F. 1st Reading AUG 07 2019 **Ordinance**
 of the
 No. 6PSFD(s) AUG 20 2019 **City of Newark, N.J.**
 2nd Rdg. and Final Passage

Date to Mayor AUG 21 2019
 Date Returned AUG 22 2019
 Date Resubmitted
 to Council
 Date Advertised
 1st Reading AUG 13 2019

No. Reconsidered
 Approved as to Form and Legality on Basis of Facts Set Forth

Final Reading
 Factual contents certified to by 3A

[Signature]
 Corporation Counsel

[Signature]
 Title

Council member Council of the whole presents the following Ordinance:

AN ORDINANCE RATIFYING AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN UNIVERSITY HOSPITAL, A BODY CORPORATE AND POLITIC OF THE STATE OF NEW JERSEY (LANDLORD), AND THE CITY OF NEWARK, DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS (TENANT), FOR THE LEASING OF THE PREMISES COMMONLY KNOWN AS 140 BERGEN STREET (CENTRAL WARD), BLOCK 211, LOT 1, PORTION OF LEVEL E, FOR THE PERIOD OF MARCH 1, 2018 THROUGH FEBRUARY 28, 2019, THE SUM OF \$147,327.00, FOR USE AS AN AMBULATORY CARE FACILITY.

WHEREAS, the City of Newark, Department of Health and Community Wellness, is in need of leasing a portion of Level E of the premises commonly known as 140 Bergen Street, Block 211, Lot 1 (the "Leased Premises"), on the Official Tax Maps of the City of Newark, New Jersey, for public utilization as an Ambulatory Care Facility; and

WHEREAS, the City of Newark ("Tenant") and University Hospital ("Landlord"), desires to enter into a lease agreement for the Leased Premises for the period of March 1, 2018 through February 28, 2019, for the sum of \$147,327.00; and

WHEREAS, an amount of \$147,327.00 is available and certified to lease the space for the period of March 1, 2018 through February 28, 2019, a copy of the Certification of Funds shall be filed in the Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

Section 1. The Mayor and/or his designees, the Director of Health and Community Wellness and the Business Administrator of the City of Newark, are hereby authorized to enter into a lease agreement (hereinafter "Lease Agreement") in the form attached hereto, on behalf of the City of Newark ("Tenant") with University Hospital ("Landlord"), for the leasing of a portion of Level E of the premises commonly known as 140 Bergen Street, Block 211, Lot 1, for use as an Ambulatory Care Facility, pursuant to N.J.S.A. 40:60-25.51, for the period of March 1, 2018 through February 28, 2019.

Section 2. There shall be no advance payment on this Lease Agreement.

Section 3. A copy of the Lease Agreement is attached hereto and made part hereof.

Section 4. Pursuant to N.J.S.A. 40A:11-5(a)(i), because the subject matter of the Lease Agreement consists of professional services, the Lease Agreement may be negotiated and awarded by the Municipal Council without public advertising for bids and bidding.

Section 5. A copy of the Lease Agreement and this Ordinance shall be permanently filed in the Office of the City Clerk by the Director of Health and Community Wellness.

Section 6. This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

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Section 7. Attached hereto is a Certification of Funds by the Chief Finance Officer, City of Newark, in the amount of \$147,327.00 from legal appropriation of the official budget, which shall be charged, Business Unit NW026, Account #46540, Budget Reference B2019. A copy of the Certification of Funds shall be filed in the Office of the City Clerk.

Section 8. The Lease Agreement satisfies and is in compliance with Newark Municipal Ordinance 2:4-16.

STATEMENT

Passage of the Ordinance will authorize a Lease Agreement between University Hospital (Landlord) and the City of Newark, Department of Health and Community Wellness (Tenant), for the leasing of the premises commonly known as 140 Bergen Street, Block 211, Lot 1, portion of Level E, for use as an Ambulatory Care Facility. The term of the Lease Agreement will be from March 1, 2018 through February 28, 2019 and the consideration for leasing shall be \$147,327.00.

CERTIFIED TO BY ME THIS
AUG 22 2019

DO NOT USE SPACE BELOW THIS LINE

RECORD OF COUNCIL VOTE ON FINAL PASSAGE					RECORD OF COUNCIL VOTE FOR RECONSIDERATION				
Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB
Amador				<input checked="" type="checkbox"/>	Osborne	<input checked="" type="checkbox"/>			
Gonzalez	<input checked="" type="checkbox"/>				Quintana Vice President	<input checked="" type="checkbox"/>			
James	<input checked="" type="checkbox"/>				Ramos, Jr.	<input checked="" type="checkbox"/>			
McCallum, Jr.	<input checked="" type="checkbox"/>				Crump President				<input checked="" type="checkbox"/>
McIver	<input checked="" type="checkbox"/>				McIver				
✓ - Indicates Vote					AB - Absent				
					NV - Not Voting				

Adopted on first reading at a meeting of the Council of the City of Newark, N.J., on AUG 07 2019

Adopted on second and final reading after hearing on AUG 20 2019

Approved _____ Mayor

Rejected By _____ Council President

_____ City Clerk

This Ordinance when adopted must remain in the custody of the City Clerk. Certified Copies are available.