



Legislation Details (With Text)

File #: 12-0465 **Version:** 1 **Name:** Acquisition of property - 52-54 2nd Avenue
Type: Ordinance **Status:** Filed
File created: 2/16/2012 **In control:** Health and Community Wellness
On agenda: 5/2/2012 **Final action:** 6/7/2012
Title: ORDINANCE AUTHORIZING THE CITY OF NEWARK TO ACQUIRE THE PROPERTY LOCATED AT 52-54 SECOND AVENUE, AS IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK AS BLOCK 560, LOT 2.01, FOR THE PURCHASE PRICE OF \$230,000.00, PLUS ANY NECESSARY ADJUSTMENTS, FOR TAXES AND ANY NORMAL CUSTOMARY CLOSING COST, INCLUDING ATTORNEY'S FEES, WHICH SHALL NOT EXCEED \$10,000.00 (CITY MUST PROVIDE TEMPORARY HOUSING TO FAMILIES DISPLACED UPON FINDING OF LEAD ABOVE PERMITTED LEVELS IN THEIR HOMES WHILE CITY REMOVES SUCH LEAD).
Invitation: Director of Child & Family Well-Being, May 1, 2012

Sponsors:

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
6/7/2012	1	Municipal Council	Close on Public Hearing and Adopt	Pass
5/16/2012	1	Municipal Council	Adopt on First Reading	Pass
5/2/2012	1	Municipal Council	Advance to First Reading	Pass

ORDINANCE AUTHORIZING THE CITY OF NEWARK TO ACQUIRE THE PROPERTY LOCATED AT 52-54 SECOND AVENUE, AS IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK AS BLOCK 560, LOT 2.01, FOR THE PURCHASE PRICE OF \$230,000.00, PLUS ANY NECESSARY ADJUSTMENTS, FOR TAXES AND ANY NORMAL CUSTOMARY CLOSING COST, INCLUDING ATTORNEY'S FEES, WHICH SHALL NOT EXCEED \$10,000.00 (CITY MUST PROVIDE TEMPORARY HOUSING TO FAMILIES DISPLACED UPON FINDING OF LEAD ABOVE PERMITTED LEVELS IN THEIR HOMES WHILE CITY REMOVES SUCH LEAD).

Invitation: [Director of Child & Family Well-Being, May 1, 2012](#)

WHEREAS, pursuant to a grant received from the Kresge Foundation, the City must provide temporary housing to families displaced upon a finding of lead above permitted levels in their homes while the City removes such lead; and

WHEREAS, the City, through the Department of Family and Child Well-Being, has determined that the property commonly known as 52-54 Second Avenue, as shown on the official tax map of the City of Newark as Block 560, Lot 2.01 (the "Property") would be suitable for this purpose; and

WHEREAS, through negotiations the current owners, **MARIA PETRA MARIA AND BUITRAGO CRESPO**, whose address is 52-54 Second Avenue, Newark, NJ, have agreed to sell the Property to the City for the purchase price of \$230,000.00 (the "Purchase Price"); and

WHEREAS, the Municipal Council feels that the acquisition of the Property for the Purchase Price set forth above is in the best interests of the City.

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

1. The Mayor, or his designee, the Director of the Department of Child and Family Well-Being is hereby authorized to enter into a contract with **PETRA MARIA PETRA AND BUITRAGO CRESPO**, whose address is 52-54 Second Avenue, Newark, NJ in the same form as that attached hereto (the "Contract") for the purchase of real property shown on the official tax map of the City of Newark as Block 560, Lot 2.01, commonly known as 52-54 Second Avenue. The Director of the Department of Child and Family Well-Being is further authorized to take such further actions as are necessary to effectuate the terms of the Contract.

2. The purchase price for the Property shall be \$230,000.00, plus any necessary adjustments for taxes and any normal and customary closing costs, which shall not exceed ten thousand dollars (\$10,000.00), in accordance with the contract annexed hereto and the terms and conditions of the Kresge Foundation grant from which these sums will be paid.

3. Attached hereto is a Certification of Funds which states that there are available legally appropriated funds for the purpose set forth hereinabove in the amount of \$240,000.00, representing the purchase price plus additional funds necessary for the payment of closing costs and adjustments.

4. The Department of Finance is hereby authorized to cut check in the amount of \$240,000.00, representing the purchase price, plus adjustments and costs, which check shall be made payable to Gluck Walrath LLP Attorney Trust Account, the City's outside counsel who will be handling the closing of this transaction.

5. A copy of the executed Ordinance and contract and shall be placed on file in the Office of the City Clerk by the Director of the Department of Child and Family Well-Being.

6. The Director of the Department of Child and Family Well Being is further authorized to record said deed with the Register of Essex County, after said deed has been approved by Corporation Counsel as to form and legality and further attested to and acknowledged by the City Clerk.

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

STATEMENT

Passage of this ordinance shall permit the City of Newark to execute a contract with **MARIA PETRA MARIA AND BUITRAGO CRESPO** for the acquisition of the following property: Block 560, Lot 2.01, commonly known as 52-54 Second Avenue for the amount of \$230,000.00, plus adjustments and closings costs in an additional amount not to exceed \$10,000.00.