



Legislation Details (With Text)

File #: 20-1048 **Version:** 1 **Name:** Ordinance: Lease Agreement - Zion Baptist Church (2021)
Type: Ordinance **Status:** Adopted
File created: 8/25/2020 **In control:** Health and Community Wellness
On agenda: 2/3/2021 **Final action:** 3/3/2021

Title: AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE, THE DIRECTOR OF THE DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS, TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH ZION BAPTIST CHURCH, 459 AVON AVENUE (RECTORY), NEWARK, NEW JERSEY 07108, FOR THE PROPERTY LOCATED AT 459 AVON AVENUE, BLOCK 2637, LOT 32, (SOUTH WARD) FOR THE PERIOD COMMENCING UPON ADOPTION BY MUNICIPAL COUNCIL, AND TERMINATING ON AUGUST 31, 2021, FOR A MONTHLY RENT OF \$1,000.00 AND A MAXIMUM OF \$25.00 PER QUARTER FOR WATER AND SEWER, WITH A ONE (1) YEAR OPTION TO RENEW FOR USE AS A MENTAL HEALTH AND SOCIAL SERVICES CLINIC SITE.

Sponsors: John Sharpe James, Mildred C. Crump

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
3/3/2021	1	Municipal Council	Close on Public Hearing and Adopt	Pass
2/18/2021	1	Municipal Council	Adopt on First Reading	Pass
2/3/2021	1	Municipal Council	Advance to First Reading	Pass

AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE, THE DIRECTOR OF THE DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS, TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH ZION BAPTIST CHURCH, 459 AVON AVENUE (RECTORY), NEWARK, NEW JERSEY 07108, FOR THE PROPERTY LOCATED AT 459 AVON AVENUE, BLOCK 2637, LOT 32, (SOUTH WARD) FOR THE PERIOD COMMENCING UPON ADOPTION BY MUNICIPAL COUNCIL, AND TERMINATING ON AUGUST 31, 2021, FOR A MONTHLY RENT OF \$1,000.00 AND A MAXIMUM OF \$25.00 PER QUARTER FOR WATER AND SEWER, WITH A ONE (1) YEAR OPTION TO RENEW FOR USE AS A MENTAL HEALTH AND SOCIAL SERVICES CLINIC SITE.

WHEREAS, the City of Newark, Department of Health and Community Wellness, (the "Tenant") is in need of leasing the premises commonly known as 459 Avon Avenue, Block 2637, Lot 32 (the "Leased Premises"), on the Official Tax Map of the City of Newark, New Jersey, for public utilization as a Mental Health and Social Services Clinic; and

WHEREAS, the City of Newark, Department of Health and Community Wellness and Zion Baptist Church, 459 Avon Avenue, Newark, New Jersey (the "Landlord"), desires to enter into a lease agreement (hereinafter "Lease Agreement") for the Leased Premises for the period commencing upon adoption by the Municipal Council, for monthly rent of One Thousand Dollars and Zero Cents (\$1,000.00) and a maximum payment of \$25.00 per quarter for water and sewer with a one (1) year option to renew; and

WHEREAS, a Certification of Funds is available to lease the space for the period commencing upon adoption by the Municipal Council through August 31, 2021, and 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 designee, the Director of the Department of Health and Community Wellness, are hereby authorized to enter into and execute the Lease Agreement, in the form attached hereto, on behalf of the City of Newark with Zion Baptist Church, 459 Avon Avenue, Newark, New Jersey 07108, Block 2637, Lot 32, for use as a Mental Health and Social Services Clinic, pursuant to N.J.S.A. 40:60-25.51, for the period commencing upon adoption by the Municipal Council through August 31, 2021, for a monthly rent of One Thousand Dollars and Zero Cents (\$1,000.00) and a maximum payment of \$25.00 per quarter for water and sewer with a one (1) year option to renew.

Section 2. The Municipal Council approves a one (1) year option to renew this lease for the same agreed upon monthly rent of One Thousand Dollars and Zero Cents (\$1,000.00) and a maximum payment of \$25.00 per quarter for water and sewer with a one (1) year option to renew.

Section 3. The Municipal Council hereby ratifies the Lease Agreement for the period commencing upon adoption by the Municipal Council, until the final passage and publication of this ordinance.

Section 4. There shall be no advance payment on this Lease Agreement.

Section 5. A copy of the Lease Agreement is attached hereto and made part hereof.

Section 6. A copy of the Lease Agreement and this ordinance shall be permanently filed in the Office of the City Clerk by the Director of the Department of Health and Community Wellness.

Section 7. Attached hereto is a Certification of Funds from the Director of the Department of Finance, which states that the required funds are available in the City Budget. A copy of the Certification of Funds shall be filed in the Office of the City Clerk, along with this authorizing resolution.

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

Section 9. This ordinance shall take effect immediately upon final passage and publication in accordance with the laws of the State of New Jersey.

STATEMENT

This ordinance ratifies and authorizes the Mayor and/or his designee, the Director of the Department of Health and Community Wellness to enter into and execute a Lease Agreement with Zion Baptist Church for the property commonly known as 459 Avon Avenue, Block 2637, Lot 32, as a

Mental Health and Social Services Clinic. The term of the Lease Agreement is for the period commencing upon adoption by the Municipal Council through August 31, 2021, at a monthly rent of \$1,000.00 and a maximum payment of \$25.00 per quarter for water and sewer with a one (1) year option to renew.