



Legislation Details (With Text)

File #: 22-0171 **Version:** 1 **Name:** UH Lease Agreement (03/2022-02/2023)
Type: Ordinance **Status:** Adopted
File created: 2/8/2022 **In control:** Health and Community Wellness
On agenda: 6/2/2022 **Final action:** 7/26/2022

Title: AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR OF THE CITY OF NEWARK AND/OR HIS DESIGNEE, THE DIRECTOR OF THE DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH UNIVERSITY HOSPITAL, A BODY CORPORATE AND POLITIC OF THE STATE OF NEW JERSEY, 150 BERGEN STREET, NEWARK, NEW JERSEY 07103, FOR THE PROPERTY LOCATED AT 140 BERGEN STREET, NEWARK, NEW JERSEY 07103, BLOCK 211, LOT 1, PORTION OF LEVEL E, (CENTRAL WARD), FOR THE PERIOD OF ONE (1) YEAR, COMMENCING ON MARCH 1, 2022 AND TERMINATING ON FEBRUARY 28, 2023, FOR THE ANNUAL RENT OF (\$122,330.60), FOR USE AS AN AMBULATORY CARE FACILITY.

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
7/26/2022	1	Municipal Council	Close on Public Hearing and Adopt	Pass
7/13/2022	1	Municipal Council	Adopt on First Reading	Pass
6/2/2022	1	Municipal Council	Advance to First Reading	Pass

AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR OF THE CITY OF NEWARK AND/OR HIS DESIGNEE, THE DIRECTOR OF THE DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH UNIVERSITY HOSPITAL, A BODY CORPORATE AND POLITIC OF THE STATE OF NEW JERSEY, 150 BERGEN STREET, NEWARK, NEW JERSEY 07103, FOR THE PROPERTY LOCATED AT 140 BERGEN STREET, NEWARK, NEW JERSEY 07103, BLOCK 211, LOT 1, PORTION OF LEVEL E, (CENTRAL WARD), FOR THE PERIOD OF ONE (1) YEAR, COMMENCING ON MARCH 1, 2022 AND TERMINATING ON FEBRUARY 28, 2023, FOR THE ANNUAL RENT OF (\$122,330.60), 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 Map of the City of Newark, New Jersey, for public utilization as an Ambulatory Care Facility; and

WHEREAS, the City of Newark, Department of Health and Community Wellness (“Tenant”) and University Hospital (“Landlord”), desires to enter into a lease agreement (hereinafter “Lease Agreement”) for the Leased Premises for the period of one (1) year, commencing March 1, 2022 through February 28, 2023, for the annual sum of One Hundred Twenty-Two Thousand Three Hundred Thirty Dollars and Sixty Cents (\$122,330.60); and

WHEREAS, a Certification of Funds is available to lease the space for the period of March 1, 2022 through February 28, 2023, 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 (HEREINAFTER "Lease Agreement"), in the form attached hereto, on behalf of the City of Newark ("Tenant") with University Hospital, 150 Bergen Street, Newark, New Jersey 07103 ("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 one (1) year, commencing March 1, 2022 through February 28, 2023, for the annual rent of One Hundred Twenty-Two Thousand Three Hundred Thirty Dollars and Sixty Cents (\$122,330.60).

Section 2. The Municipal Council hereby ratifies the Lease Agreement from March 1, 2022, until the final passage and publication of this Ordinance.

Section 3. There shall be no advance payment on this Lease Agreement.

Section 4. A copy of the Lease Agreement is attached hereto and made part hereof.

Section 5. The Director of the Department of Health and Community Wellness shall file a copy of the Lease Agreement and this Ordinance in the Office of the City Clerk.

Section 6. Attached hereto is a Certification of Funds from the Director of the Department of Finance, City of Newark, which states that the required funds are available in the City of Newark, 2022 Official Budget, under, Business Unit: NW026; Account# 46540; Budget Reference: B2022. A copy of the Certification of Funds shall be filed in the Office of the City Clerk, along with this authorizing Ordinance.

Section 7. The Lease Agreement satisfies and is in compliance with Newark Municipal Ordinance 2:4-16.

Section 8. This Ordinance shall take effect 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 University Hospital for the property 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 is for the period of one (1) year, commencing March 1, 2022 and terminating on February 28, 2023, at an annual rent of One Hundred Twenty Two Thousand Three Hundred Thirty Dollars and Sixty Cents (\$122,330.60).