



Legislation Details (With Text)

**File #:** 22-0414      **Version:** 1      **Name:** Ordinance: Lease Agreement - Greenville Management, Inc.,  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 3/18/2022      **In control:** Administration  
**On agenda:** 7/26/2022      **Final action:** 8/16/2022

**Title:** AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR OF THE CITY OF NEWARK AND/OR HIS DESIGNEE, THE DEPUTY MAYOR/DIRECTOR OF THE OFFICE OF VIOLENCE PREVENTION (OVP), TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH GREENVILLE MANAGEMENT INC., OF JERSEY CITY, NEW JERSEY 07305, (“LANDLORD”) FOR THE PROPERTY LOCATED AT 846-850 SOUTH ORANGE AVENUE, STORE FRONT A, NEWARK, NEW JERSEY 07103, FOR AN ANNUAL RENT OF (\$10,800.00), PAYABLE IN (12) EQUAL MONTHLY AMOUNTS OF (\$900.00), FOR A PERIOD COMMENCING SEPTEMBER 1, 2021 AND TERMINATING ON AUGUST 31, 2022, WITH AN OPTION TO RENEW FOR ONE (1) ADDITIONAL YEAR, FOR THE PURPOSE OF EMBEDDING THE WEST WARD COMMUNITY RESOURCE CENTER WITHIN THE WEST WARD BY PROVIDING AVAILABLE RESOURCES FOR WEST WARD COMMUNITY RESIDENTS.

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
8/16/2022	1	Municipal Council	Close on Public Hearing and Adopt	Pass
8/3/2022	1	Municipal Council	Maintained on Public Hearing and Deferred to Special Meeting	Pass
7/26/2022	1	Municipal Council	Advance and Adopt on First Reading as 6F-	Pass

**AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR OF THE CITY OF NEWARK AND/OR HIS DESIGNEE, THE DEPUTY MAYOR/DIRECTOR OF THE OFFICE OF VIOLENCE PREVENTION (OVP), TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH GREENVILLE MANAGEMENT INC., OF JERSEY CITY, NEW JERSEY 07305, (“LANDLORD”) FOR THE PROPERTY LOCATED AT 846-850 SOUTH ORANGE AVENUE, STORE FRONT A, NEWARK, NEW JERSEY 07103, FOR AN ANNUAL RENT OF (\$10,800.00), PAYABLE IN (12) EQUAL MONTHLY AMOUNTS OF (\$900.00), FOR A PERIOD COMMENCING SEPTEMBER 1, 2021 AND TERMINATING ON AUGUST 31, 2022, WITH AN OPTION TO RENEW FOR ONE (1) ADDITIONAL YEAR, FOR THE PURPOSE OF EMBEDDING THE WEST WARD COMMUNITY RESOURCE CENTER WITHIN THE WEST WARD BY PROVIDING AVAILABLE RESOURCES FOR WEST WARD COMMUNITY RESIDENTS.**

**WHEREAS**, Greenville Management, Inc., of Jersey City, New Jersey 07305, (the “Landlord”), is the owner of land and improvements of property located 846-850 South Orange Avenue, Store Front A, Newark, New Jersey 07103 (the “Property”); and

**WHEREAS**, the Landlord makes available for lease to the City of Newark, the Office of Violence Prevention (the “Tenant”), Store Front A, 846-850 South Orange, Avenue, Newark, New

Jersey 07103, (the “Leased Premises”); and

**WHEREAS**, the Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental amount and upon the provisions set forth herein; and

**WHEREAS**, the City of Newark (the “City”) desires to lease the property from Greenville Management, Inc., of Jersey City, New Jersey 07305, for the purpose of embedding the West Ward Community Resource Center within the West Ward, providing resources to community residents and family care services; and

**WHEREAS**, the City will lease said premises for an annual fee of Ten Thousand Eight Hundred Dollars and Zero Cents (\$10,800.00), plus cost of monthly utilities for a period of one (1) year, commencing on September 1, 2021, and terminating August 31, 2022. An option to renew for one (1) year for an annual fee of Ten Thousand Eight Hundred Dollars and Zero Cents (\$10,800.00) plus cost of monthly utilities, as specified above, is included; and

**WHEREAS**, the City shall pay a security deposit of One Thousand Eight Hundred Dollars and Zero Cents (\$1,800.00), which is twice the amount of the monthly rent of Nine Hundred Dollars and Zero Cents (\$900.00).

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

Section 1. The Mayor of the City of Newark and/or his designee, and the Deputy Mayor/Director of the Office of Violence Prevention, are hereby authorized to execute and enter into the Lease Agreement in the form attached hereto, on behalf of the City of Newark, the Lessee, with Greenville Management, Inc., the Lessor, at an annual rent of Ten Thousand Eight Hundred Dollars and Zero Cents (\$10,800.00), payable in twelve (12) equal monthly installment payments of Nine Hundred Dollars and Zero Cents (\$900.00) per month, plus the security deposit of One Thousand Eight Hundred Dollars and Zero Cents (\$1,800.00) and for the cost of monthly utilities pursuant to N.J.S.A. 40A:12-15 for the lease of the property commonly known as 846-850 South Orange Avenue, Store Front A, Newark, New Jersey 07103, for the purpose of embedding the West Ward Community Resource Center within the West Ward, providing resources and family care services to community residents.

Section 2. The term of this lease shall be for a period of twelve (12) months, commencing on September 1, 2021 (the “Lease Commencement Date”), and expiring on August 31, 2022 (the “Initial Lease Term”), with a one (1) year option to renew.

Section 3. The Lease Agreement between the Tenant and the Landlord is ratified from September 1, 2021, until the final passage and publication of this Ordinance.

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

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

Section 6. A copy of the Lease Agreement and the Ordinance shall be permanently filed in the Office of the City Clerk by the Director of the Office of Violence Prevention.

Section 7. Attached hereto is a Certification of Funds from the Director of the Department of Finance, which states that funds in the amount of Ten Thousand Eight Hundred Dollars and Zero Cents (\$10,800.00) are available in the 2022 Budget under Business Unit: 011; Dept.: 030; Div./Proj. 0312; Account #71610; Budget Reference: B2022, which is from OVP budget. The Certification of Funds shall be filed along with the original Ordinance in the Office of the City Clerk. The renewal of the lease is subject to availability and appropriation of sufficient funds and Municipal Council approval.

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 of the City of Newark and/or his designee, the Deputy Mayor/Director of the Office of Violence Prevention (OVP), Greenville Management Inc., of Jersey City, New Jersey 07305, to enter into and execute a Lease Agreement with Greenville Management, Inc., of Jersey City, New Jersey 07305, at an annual rent of \$10,800.00, payable in twelve (12) equal monthly installment payments of \$900.00 per month, plus the security deposit of \$1,800.00 and for the cost of monthly utilities. The lease term is for one (1) year commencing September 1, 2021, and terminating August 31, 2022. The City of Newark also has the option to renew this lease for an additional one (1) year for \$10,800.00, in addition to monthly utilities.